FORM 513 (r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE 8/28/2013

FULL LEGAL DESCRIPTION Parcel ID Number: 09-3972-640

September 04, 2013 Tax Year: 2010

Certificate Number: 6300.0000

BEG AT NE COR OF LT 14 BLK C SHANGRI-LA PLACE S/D PB 9 P 8 A/B S 89 DEG 11 MIN 05 SEC W ALG THE S R/W LI GINKO DR (60 FT R/W) FOR 40 FT & POB S 0 DEG 48 MIN 55 SEC E 239 86/100 FT N 88 DEG 31 MIN 47 SEC E 140 FT N 16 DEG 04 MIN 22 SEC W 246 97/100 FT TO S R/W LI OF GINKO DR S 89 DEG 11 MIN 05 SEC W & ALG SD R/W LI 35 FT TO POB OR 4792 P 1628 LESS MINERAL RIGHTS

Application Number: 130756

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

PPF HOLDINGS III LTD.

U.S. BANK CUSTODIAN FOR PPF HO

P.O. BOX 645051

CINCINNATI, Ohio, 45264

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.

6300.0000

Parcel ID Number

Date 09-3972-640

Legal Description

06/01/2011 17-2S3-150

BEG AT NE COR OF LT 14 BLK C SHANGRI-LA PLACE S/D PB 9 P 8 A/B S 89 DEG 11 MIN 05 SEC W ALG THE S R/W LI GINKO DR (60 FT R/W) FOR 40 FT & POB S 0 DEG 48 MIN 55 SEC E 239 86/100 FT N 88 DEG 31 MIN 47 SEC E 140 FT N 16 DEG 04 MIN 22 SEC W 246 97/100 FT TO S R/W LI OF GINKO DR S 89 DEG 11 MIN 05 SEC W & ALG SD R/W LI 35 FT TO POB OR 4792 P 1628

LESS MINERAL RIGHTS

2012 TAX ROLL

FRENCH RONALD L & CLAX TERON 9813 GINKO DR PENSACOLA, Florida 32506

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

tda2012 (Taimur Jamil)

08/28/2013

FORM 513 (r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number Aug 28, 2013 / 130756

This is to certify that the holder listed below of Tax Sale Certificate Number **2011** / **6300.0000**, 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:** 09-3972-640

Certificate Holder:
PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
CINCINNATI, OHIO 45264

Property Owner: FRENCH RONALD L & CLAX TERON 9813 GINKO DR PENSACOLA, FLORIDA 32506

Legal Description: 17-2S3-150

BEG AT NE COR OF LT 14 BLK C SHANGRI-LA PLACE S/D PB 9 P 8 A/B S 89 DEG 11 MIN 05 SEC W ALG THE S R/W LI GINKO DR (60 FT R/W) FOR 40 FT & POB S 0 DEG ...

See attachment for full legal description.

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

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

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	6054.0000	06/01/12	\$715.74	\$0.00	\$42.50	\$758.24
2011	6300.0000	06/01/11	\$750.67	\$0.00	\$63.34	\$814.01

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
2013	5490.0000	06/01/13	\$706.60	\$6.25	\$35.33	\$748.18

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by	
Applicant or Included (County)	\$2,320.43
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	
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	\$2,545.43
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	\$2,545.43
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.	\$35,353.50
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	\$12.50
17. Total Amount to Redeem	

*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

Date of Sale: 7th Ouly 2014

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

BK: 7145 PG: 1036 Last Page

EXHIBIT - "A"

THE EAST 40.0 FEET OF LOT 14 AND THE WEST PORTION OF LOT 15, BLOCK "C", SHANGRI LA PLACE SUBDIVISION, MORE PARTICUARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 14, BLOCK "C", SHANGRI LA PLACE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGES 8-A AND 8-B OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89 DEGREES 11'05" WEST ALONG THE SOUTH RIGHT OF WAY OF GINKO DRIVE (60' R/W) FOR 40.0 FEET; THENCE SOUTH 0 DEGREES 48'55" EAST FOR 239.86 FEET; THENCE NORTH 88 DEGREES 31'47" EAST FOR 140.0 FEET; THENCE NORTH 16 DEGREES 04'22" WEST FOR 246.97 FEET TO THE SOUTH RIGHT OF WAY LINE OF GINKO DRIVE; THENCE SOUTH 89 DEGREES 11'05" WEST AND ALONG SAID RIGHT OF WAY LINE FOR 35.0 FEET TO POINT OF BEGINNING.

Dated: 2-27-2014
Signature of Grantor
TERON CLAX Name of Grantor
Signature of Witness #1 Eugene (a) Uanice Printed Name of Witness #1
Signature of Witness #2 DOYOTHY Vance Printed Name of Witness #2
State of <u>Kentucks</u> County of <u>Jefferson</u> On <u>February 27, 2014</u> , the Grantor, <u>TERON CLAX</u> ,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.
AARON MILLS Notary Public
Notary Signature State at Large Kentucky
My Commission Expires Jun 19, 2017
Notary Public,
In and for the County of Jefferson State of Kentucky
In and for the County of Jefferson State of Kentucky My commission expires: 6/19/17 Seal
Send all tax statements to Grantee.
★NOVA Quitclaim Deed Pg.2 (07-09)

Recorded in Public Records 03/14/2014 at 11:53 AM OR Book 7145 Page 1034, Instrument #2014017209, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$175.00

Recording requested by:	Space above reserved for use by Recorder's Office		
When recorded, mail to:	Document prepared by:		
Name: RONALD L. FRENCH	Name		
Address: 9813 GINKO DR	Address		
City/State/Zip: PENSACOLA, FLORIDA 32506	City/State/Zip		
Property Tax Parcel/Account Number:			
Quitcla	im Deed		
	vy 29, 2014, between		
	tor, of 6500 TRADESMILL DR , State of KENTUCKY		
and RONALD L. FRENCH , Gr			
	, State of FLORIDA		
For valuable consideration, the Grantor hereby quite	laims and transfers all right, title, and interest held b		
the Grantor in the following described real estate and	-		
and assigns, to have and hold forever, located at _98	-		
, City of PENSACOLA	, State of FLORIDA		
MORE PARTICULARLY DESCRIBED, SET FORTH MADE A PART HEREOF.	ON EXHIBIT "A" ATTACHED HERETO AND		
Subject to all easements, rights of way, protective co	evenants, and mineral reservations of record, if any.		
	· · · · · · · · · · · · · · · · · · ·		
Taxes for the tax year of 2014 shall be prorate recording of this deed.	ed between the Grantor and Grantee as of the date of		

ESCAMBIA COUNTY TAX COLLECTOR TDA UPDATE

Tax I.D. No09-3972-640
Name: Ronald L. French
Update from: 10–1–2013 through 5–20–2014
FILINGS:
Instrument: Quitclaim Deed
Recording Date: 3–14–14
Book/Page: 7145/1034
Address: NA
Instrument:Recording Date:
Book/Page:
Address:
Adul ess.
Instrument:
Recording Date:
Book/Page:
Address:
Instrument:
Recording Date:
Book/Page:
Address:
SOUTHERN GUARANTY TITLE COMPANY
By: Richard Combs

Recorded in Public Records 06/29/2011 at 09:18 AM OR Book 6735 Page 1812, Instrument #2011043815, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT OF THE FIRST JUDIO FALL IN AND FOR ESCAMBIA COUNTY, FLORIDAL JUVENILE DIVISION

SECTION 141 JUN 22 P 2: 39

JUVENILE DIVISION
SECTION "HI JUN 22 P 2: 39

IN THE INTEREST OF:

RONALD L FRENCH Jr.,
DOB: 06/10/1992

JUVENILE DIVISION
FILED & RECORDED
CASE NO. 46945
CJ-10-431A,09-749,10-430

JUDGMENT AGAINST PARENT OF CHILD FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that RONALD FRENCH Sr., the parent, individual, shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 100 _____, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel to the child and for taxable costs in this cause, plus an additional \$ 100 _____ Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 200 _____.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the parent of the child and estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in §. 55.03, Florida Statues, for which let execution issue.

Payment toward this lien should be made to the Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Juvenile Division, 1800 St. Mary Avenue, Pensacola, Florida 32501.

DONE AND ORDERED in Pensacola, Escambia County, Florida, on this the day of JUNE, 2011.

CIRCUIT COURT JUDGE

Copies To:

VALERIE WALKER, Assistant Public Defender

ATTN: RONALD FRENCH Sr, 9813 GINKO DRIVE, PENSACOLA, FL 32506

Case: 2009 CJ 000749 A 00058862813

Dkt: CJ392 Pg#:

Recorded in Public Records 06/07/2011 at 02:07 PM OR Book 6728 Page 892, Instrument #2011038258, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

FAMILY NO:

46945

VS

CASE NO:

2009 CJ 000749 A

DIVISION: H

ADDTL CJ NO: 2010 CJ 000430 A,

2010 CJ 000431 A

DEFENDANT: R. L. F., A CHILD

DOB: 06/10/1992

FINAL JUDGMENT FOR COSTS

On April 27, 2010 and May 24, 2011, orders assessing costs were entered against RONALD LADATO FRENCH requiring payment of certain sums for costs. Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 1800 St Mary Avenue, Pensacola, Florida 32501 recover from RONALD LADATO FRENCH those remaining unpaid costs in the sum of \$191.00, the amounts of which shall bear interest at the rate prescribed by law (6%) until satisfied.

It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,

Florida, this 24th day of May, 2011.

CIRCUIT JUDGE, DIVISIO

RONALD LADATO FRENCH 9813 GINKO DRIVE PENSACOLA, FL 32506

Certified to be a true copy of multiple original on file in this office

Witness my hand and official seal

Clerk of the Circuit Court

Estambia Gounty, Florida

Case: 2009 CJ 000749 A

00033328078

Dkt: CERTLIEN Pg#:

CJFNLCOSTS (2/2011)

, MORTGAGE NOTE (ÍNDIVIDUAL)

OR BK 4792 PG1633 Escapbia County, Florida INSTRUMENT 2001-897121

FOR VALUE RECEIVED, the undersigned, hereinafter "Maker", (jointly and severage if more than one) promises to pay to

EMILE C. PELLETIER, INDIVIDUALLY AND AS TRUSTEE FOR THE J.D. REALTY TRUST (AKA J.D.'S REALTY TRUST) and JOAN M. PELLETIER, (AKA JOAN MARY PELLETIER), INDIVIDUALLY AND AS TRUSTEE FOR THE J. D. REALTY TRUST (AKA J.D'S REALTY TRUST)

hereinafter "Holder" or "Payce", or order, in the manner hereinafter specified, the principal sum of

RCD Oct 30, 2001 08:46 am Escambia County, Florida

Ninety Thousand Five Hundred and no/100 Dollars

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 2001-897121

\$90,500.00 with interest from date at the rate of <u>8.00</u> percent per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at: 1725 BEACHSIDE DRIVE

PENSACOLA, FL 32506

or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payable in 360 consecutive monthly installments of not less than \$664.06, including both principal and interest. Said monthly installments are to commence November __15_th, 2001, and continue on the same day of each month thereafter until paid in full.

THIS NOTE with interest is secured by a mortgage on real estate, of even date herewith, made by the Maker hereof in favor of the said Payce and shall be construed and enforced according to the laws of the State of Florida. The ferms of said mortgage are by this reference make a part hereof.

IF DEFAULT be made in the payment of any of the sums or interest mentioned herein or in said mortgage or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accused interest shall at the option of the Holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accused interest shall both bear interest from such time until paid at the highest rate allowable under the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

EACH PERSON liable begein whether Maker or Endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs including a reasonable afterney's fee, whether suit be brought or not, if after maturity of this note or default hereunder or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

WHENEVER used berein the terms "Holder", "Maker" and "Payee" shall be construed in the singular or plural as the context may require or admit.

Maker's address:

9813 GINKO DR PENSACOLA, FL. 32506

9813 GINKO DR. PENSACOLA, FL 32506 RONALD L. FRENCH

TRONCLAY

File Number: 01-1942-Is

EXHIBIT - "A"

THE EAST 40.0 FEET OF LOT 14 AND THE WEST PORTION OF LOT 15, BLOCK "C", SHANGRI LA PLACE SUBDIVISION, MORE PARTICUARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 14, BLOCK "C", SHANGRI LA PLACE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGES 8-A AND 8-B OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89 DEGREES 11'05" WEST ALONG THE SOUTH RIGHT OF WAY OF GINKO DRIVE (60' R/W) FOR 40.0 FEET; THENCE SOUTH 0 DEGREES 48'55" EAST FOR 239.86 FEET; THENCE NORTH 88 DEGREES 31'47" EAST FOR 140.0 FEET; THENCE NORTH 16 DEGREES 04'22" WEST FOR 246.97 FEET TO THE SOUTH RIGHT OF WAY LINE OF GINKO DRIVE; THENCE SOUTH 89 DEGREES 11'05" WEST AND ALONG SAID RIGHT OF WAY LINE FOR 35.0 FEET TO POINT OF BEGINNING.

OR BK 4792 PG1631 Escambia County, Florida INSTRUMENT 2001-897121

IF any sum of money herein referred to be not promptly paid within 30 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be 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.

IN WITNESS WHEREOF, MORTGAGOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature:

Print Name

Signature: ____ Print Name: ONALD L. FRENCH

ERON CLAX

State of Florida
County of ESCAMBIA

I am a notary public of the state of Florida, and my commission expires: 08/25/04.

THE FOREGOING INSTRUMENT was acknowledged before me on 10/15/2001 by
RONALD L. FRENCH, an unmarried person and TERON CLAX, an unmarried person

who is personally known to me or who has produced Driver's License as identification and who take an oath

Signatur

Notary Seal

RHONDA D NALL-HAWKINS

MY COMMISSION # CC 963149

EXPIRES: Aug 25, 2004

Prepared By: RHONDA D. NALL-HAWKINS
CHELSEA TITLE AGENCY OF NORTHWEST FLORIDA, INC.
4300 BAYOU BLVD., SUITE 17-E, PENSACOLA FL 32503
incidental to the issuance of a title insurance policy.

File No.: 01-1942-is

3.50 Ah

MORTGAGE DEED (INDIVIDUAL)

OR BK 4792 PG1630 Escambia County, Florida INSTRUMENT 2001-897121 MTB DDC STANDS PD 0 ESC DD 6 316.75 10/30/01 EMIE /EE/99WA, DEFK INTROGIBLE FOR PD 0 ESC DD 6 181.00 10/30/01 EMIE /EE MENN, DEFK By:

This MORTGAGE DEED executed.

on 10/15/2001 by RONALD L. FRENCH, an unmarried person and TERON CLAX, an unmarried person whose post office address is 9813 GINKO DR, PENSACOLA FL 32506 hereinafter called the MORTGAGOR, to

EMILE C. PELLETIER, INDIVIDUALLY AND AS TRUSTEE FOR THE J.D. REALTY TRUST (AKA J.D.'S REALTY TRUST) and JOAN M. PELLETIER, (AKA JOAN MARY PELLETIER), INDIVIDUALLY AND AS TRUSTEE FOR THE J. D. REALTY TRUST (AKA J.D'S REALTY TRUST)

whose post office address is 1725 BEACHSIDE DRIVE, PENSACOLA, FL 32506

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 the certain land of which the MORTGAGOR is now seized and in possession situate in ESCAMBIA County, Florida, viz:

-SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION-

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 will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances

none

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note attached as Exhibit "B" hereto, and shall perform, comply with and abide by each and ever and covenants 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 the 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 its 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 surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or 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 the agreements, stipulations, conditions and covenants 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.

OR BK 4792 P61629 Escambia County, Florida INSTRUMENT 2001-897120

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by

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

Name of Roadway: GINKO DRIVE

Legal Address of Property: 9813 GINKO DR. PENSACOLA FL 32506

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: CHELSEA TITLE AGENCY OF NORTHWEST FLORIDA

4300 BAYOU BLVD., STE. 17E, PENSACOLA, FLORIDA 32503

Witness:

AS TO SELLER(S):

Seller: EMILE C. PELLETIER, INDIVIDUALLY AND AS TRUSTEE FOR THE J.D. REALTY TRUST (AKA J.D.'S

REALTY TRUST)

Seller: JOAN M. PELLETIER, (AKA JOAN MARY

グELLETIER), INDIVIDUALLY AND AS TRUSTEE FOR THE

J. D. REALTY TRUST (AKA J.D'S REALTY TRUST)

AS TO BUYER(S):

Buyer: RONALD L. FRENCH

Buyer: TERON CLAX

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

RCD Oct 30, 2001 08:46 am Escambia County, Florida

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 2001-897120 Prepared By: RHONDA D. NALL-HAWKINS
CHELSEA TITLE AGENCY OF NORTHWEST FLORIDA, INC.
4300 BAYOU BLVD., SUITE 17-E
PENSACOLA, FL 32503

incidental to the issurance of a title insurance policy.

Eile Number: 01-1942-Is

party of the second part:

OR BK 4792 PG1628 Escambia County, Florida INSTRUMENT 2001-897120 DED BC: STANS PD & EEC. 1666.00 10/30/PF EMIL LE MEAR, DEBI

TRUSTEE'S DEED

THIS INDENTURE, made this 15th Day of October, 2001, between

EMILE C. PELLETIER, INDIVIDUALLY AND AS TRUSTEE FOR THE J.D. REALTY TRUST A/K/A EMILE CHARLES PELLETIER (AKA J.D.'S REALTY TRUST) and JOAN M. PELLETIER, (AKA JOAN MARY PELLETIER), INDIVIDUALLY AND AS TRUSTEE FOR THE J. D. REALTY TRUST (AKA J.D'S REALTY TRUST) party of the first part, and RONALD L. FRENCH, an unmarried person and TERON CLAX, an unmarried person, as Joint Tenants with Rights of Survivorship, whose post office address is: 9813 GINKO DR, PENSACOLA, FL 32506

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aligned, released, remised and conveyed, and by these presents does grant, bargain, sell, alien, release, remise and convey unto the said party of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the ESCAMBIA County of State of Florida, more particularly described as follows:

THE EAST 40.0 FEET OF LOT 14 AND THE WEST PORTION OF LOT 15, BLOCK "C", SHANGRI LA PLACE SUBDIVISION, MORE PARTICUARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 14, BLOCK "C", SHANGRI LA PLACE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGES 8-A AND 8-B OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89 DEGREES 11'05" WEST ALONG THE SOUTH RIGHT OF WAY OF GINKO DRIVE (60' R/W) FOR 40.0 FEET; THENCE SOUTH 0 DEGREES 48'55" EAST FOR 239.86 FEET; THENCE NORTH 88 DEGREES 31'47" EAST FOR 140.0 FEET; THENCE NORTH 16 DEGREES 04'22" WEST FOR 246.97 FEET TO THE SOUTH RIGHT OF WAY LINE OF GINKO DRIVE; THENCE SOUTH 89 DEGREES 11'05" WEST AND ALONG SAID RIGHT OF WAY LINE FOR 35.0 FEET TO POINT OF BEGINNING.

SUBJECT TO: Taxes for 2001 and subsequent years; restrictions attached hereto and made apart hereof; reservations and easements of record; and county zoning regulations.

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title and interest which the said party of the first part, as Trustee, has in and to said property herein described.

TO HAVE AND TO HOLD the same in fee simple forever.

THE PARTY of the first part does hereby covenant with the party of the second part that the party of the first part has not made, done or suffered any act, matter or thing whatsoever since becoming Trustee as aforesaid whereby the above-granted premises or any part thereof now or at any time hereinafter shall be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed as Trustee, as aforesaid, the day and year first above written.

SIGNED, SEALED and delivered in our presence:

Wines Any Frederickson

EMILE C. PELLETIER, Individual

JOAN M. PELLETIER, Individually and as Trustee

State of Florida County of ESCAMBIA

I HEREBY CERTIFY that on this 15th Day of October, 2001 before me personally appeared

EMILE C. PELLETIER, INDIVIDUALLY AND AS TRUSTEE FOR THE J.D. REALTY TRUST A/K/A EMILE CHARLES PELLETIER (AKA J.D.'S REALTY TRUST) and JOAN M. PELLETIER, (AKA JOAN MARY PELLETIER),

INDIVIDUALLY AND AS TRUSTEE FOR THE J. D. REALTY TRUST (AKA J.D'S REALTY TRUST) to me known to be the person described in and who executed the foregoing conveyance or who produced Driver's License as identification and who Did take an oath, and they acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned and the said instrument is the act and deed of said Trustee aforesaid.

WITNESS my hand and official seal in the County and State last aforesaid the day and year above written

Signature: Jalendar Will Kent

Print Name: RHONDA D. NALL-HAWKINS ,Notary Public

RIOMITA BOALL-HAWKINS
MY COMMISSION & CC 963149
EXPIRES: Aug 25, 2004
1-003-NOTARY FL Notary Service & Bonding, Inc.

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 TAX DEED SALE DATE: 07-07-2014 TAX ACCOUNT NO.: ____09-3972-640 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 ___ Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2012 tax year. Ronald L. French Teron Clax 9813 Ginko Dr. Pensacola, FL 32506 Emile C. Pelletier and Joan M. Pelletier, individually and as Trustees of the J.D. Realty TRust Address unknown Certified and delivered to Escambia County Tax Collector, this 23rd day of October , 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.: 10989 October 17, 2013

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

- 1. That certain mortgage executed by Ronald L. French and Teron Clax in favor of Emile C. and Joan M. Pelletier, individually and as Trustees of the J.D. Realty Trust dated 10/15/2001 and recorded 10/30/2001 in Official Records Book 4792, page 1630 of the public records of Escambia County, Florida, in the original amount of \$90,500.00.
- 2. Judgment filed by State of Florida/Escambia County recorded in O.R. Book 6728, page 892, and O.R. Book 6735, page 1812.
- 3. Taxes for the year 2010-2012 delinquent. The assessed value is \$70,004.00. Tax ID 09-3972-640.

PLEASE NOTE THE FOLLOWING:

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

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 10989 October 17, 2013

172S315000146003 - Full Legal Description

BEG AT NE COR OF LT 14 BLK C SHANGRI-LA PLACE S/D PB 9 P 8 A/B S 89 DEG 11 MIN 05 SEC W ALG THE S R/W LI GINKO DR (60 FT R/W) FOR 40 FT & POB S 0 DEG 48 MIN 55 SEC E 239 86/100 FT N 88 DEG 31 MIN 47 SEC E 140 FT N 16 DEG 04 MIN 22 SEC W 246 97/100 FT TO S R/W LI OF GINKO DR S 89 DEG 11 MIN 05 SEC W & ALG SD R/W LI 35 FT TO POB OR 4792 P 1628 LESS MINERAL RIGHTS

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.: 10989 October 17, 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 10-17-1993, through 10-17-2013, and said search reveals the following:

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

Ronald L. French and Teron Clax

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

October 17, 2013

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That PPF HOLDINGS III LTD holder of Tax Certificate No. 06300, issued the 1st day of June, A.D., 2011 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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SECTION 17, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093972640 (14-505)

The assessment of the said property under the said certificate issued was in the name of

RONALD L FRENCH and TERON CLAX

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of July, which is the 7th day of July 2014.

Dated this 5th day of June 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

TERON CLAX 9813 GINKO DR PENSACOLA, FL 32506 PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

COUNT

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RONALD L FRENCH 9813 GINKO DR PENSACOLA, FL 32506 PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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Post Property:

9813 GINKO DR

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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COMP TO THE PERSON OF THE PERS

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06300 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 5, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RONALD L FRENCH TERON CLAX 9813 GINKO DR 9813 GINKO DR PENSACOLA, FL 32506 PENSACOLA, FL 32506

STATE OF FLORIDA/ESCAMBIA COUNTY C/O JUVENILE 1800 ST MARY AVE PENSACOLA FL 32501

WITNESS my official seal this 5th day of June 2014.

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Personal Services:

TERON CLAX 9813 GINKO DR PENSACOLA, FL 32506

COMPTAG

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

14-505

3H4LX74A10KFKSJYVC2YMF RETURN OF SERVICE

Agency Number: 14-008645

Document Number: ECSO14CIV024934NON

Court: TAX DEED County: ESCAMBIA

Case Number: CERT # 06300 2011

Attorney/Agent: **PAM CHILDERS CLERK OF COURT** TAX DEED

Plaintiff:

RE RONALD L FRENCH AND TERON CLAX

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 6/5/2014 at 10:18 AM and served same on TERON CLAX, in ESCAMBIA COUNTY, FLORIDA, at 9:40 AM on 6/6/2014 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: RONALD FRENCH, RESIDENT, as a member of the household and informing said person of their contents.

> DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

G. FALLER JR., CPS

Service Fee: Receipt No:

\$40.00 BILL

Printed By: DLRUPERT

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Dated this 5th day of June 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

RONALD L FRENCH 9813 GINKO DR PENSACOLA, FL 32506 PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

COMPT AO

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

14-505

3H4LX74A10KFKSJYVC2YMF RETURN OF SERVICE

Document Number: ECSO14CIV024933NON

Agency Number: 14-008644

FUL

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT # 06300 2011

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE RONALD L FRENCH AND TERON CLAX

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 6/5/2014 at 10:18 AM and served same on RONALD L FRENCH , at 9:40 AM on 6/6/2014 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

G. FALLER JR., CPS

Service Fee:

\$40.00

Receipt No:

BILL

Printed By: DLRUPERT

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

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Post Property:

9813 GINKO DR

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

14-505

3H4LX74A10KFKSJYVC2YMF RETURN OF SERVICE

Document Number: ECSO14CIV024867NON

Agency Number: 14-008590

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 06300, 2011

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: RONALD L FRENCH AND TERON CLAX

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/5/2014 at 10:15 AM and served same at 9:40 AM on 6/6/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

G. FALLER JR., CPS

Service Fee:

\$40.00

Receipt No:

BILL

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: 	A. Signature X
TERON CLAX [14-505] 9813 GINKO DR PENSACOLA, FL 32506	3. Service Type ☐ Certified Mail® ☐ Priority Mail Express™ ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery 4. Restricted Delivery? (Extra Fee) ☐ Yes
2. Article Number (Transfer from service label) 7008 183	0 0000 0244 1505
 SENDER: COMPLETE THIS SECTION Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: 	A. Signature X A. Signature X Addressee B. Received by (Printed Name) D. Is delivery address different from item 1? If YES, enter delivery address below:
RONALD L FRENCH [14-505] 9813 GINKO DR PENSACOLA, FL 32506	3. Serfice Type ☑ Certified Mail® □ Priority Mail Express™
	☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery 4. Restricted Delivery? (Extra Fee) ☐ Yes
2. Article Number 7008 1830 (Transfer from service label)	☐ Insured Mail ☐ Collect on Delivery 4. Restricted Delivery? (Extra Fee) ☐ Yes

