

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**RMC GULF LIFT, LLC RMC GULF LIFT, LLC GULF
SHORES
8902 NORTH DALE MABRY HWY
SUITE 200
TAMPA, Florida, 33614**

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
11405.0000	15-1317-000	06/01/2011	00-0S0-090 E 35 FT OF LTS 7 TO 10 AND N 122 FT OF LTS 11 AND 12 BLK 144 WEST KING TRACT OR 3792 P 822 CA 125

2013 TAX ROLL

ROOT STEVEN E & DEANNA K
3229 VINEWOOD LN
PACE , Florida 32571

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.

GULFLIFT (Matt Sheehan)
Applicant's Signature

11/07/2013
Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Nov 7, 2013 / 130920

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 11405.0000**, 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: 15-1317-000**

Certificate Holder:
RMC GULF LIFT, LLC RMC GULF LIFT, LLC GULF SHORES
8902 NORTH DALE MABRY HWY
SUITE 200
TAMPA, FLORIDA 33614

Property Owner:
ROOT STEVEN E & DEANNA K
3229 VINEWOOD LN
PACE, FLORIDA 32571

Legal Description: 00-0S0-090

E 35 FT OF LTS 7 TO 10 AND N 122 FT OF LTS 11 AND 12 BLK 144 WEST KING TRACT OR 3792 P 822 CA 125

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	11405.0000	06/01/11	\$1,259.42	\$0.00	\$204.66	\$1,464.08

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	9872.0000	06/01/13	\$1,231.72	\$6.25	\$61.59	\$1,299.56
2012	10805.0000	06/01/12	\$1,254.85	\$6.25	\$155.29	\$1,416.39

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2013)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
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
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
17. Total Amount to Redeem

\$4,180.03
\$0.00
\$1,044.11
\$150.00
\$75.00
\$5,449.14
\$5,449.14
\$6.25

*Done this 7th day of November, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA
Senior Deputy Tax Collector

Date of Sale: 2nd September 2014

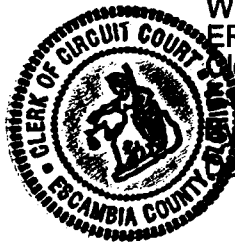
* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

plus interest at 4.75% per annum pursuant to §55.03, Florida Statutes, from the date of this judgment until paid, for all of which let execution issue.

DONE AND ORDERED in chambers at Pensacola, Escambia County, Florida, this 19th day of April, 2012.

Charles A. Root
Circuit Court Judge

Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA



Clerk of the Circuit Court
Escambia County, Florida
James M. Root D.C.
Date: April 19, 2012

4/23/12
MM

Conformed Copies:
✓ Edsel F. Matthews, Jr. (2) |

✓ Steve and DeAnna Root
3229 Vinewood Lane
Pace, FL 32571

Recorded in Public Records 04/26/2012 at 04:26 PM OR Book 6849 Page 1994,
Instrument #2012032902, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

B&E HOLDINGS, LLC,
A Florida Limited Liability Company

Plaintiff,

vs.

Case Number: 2011 CA 001460
Division: J

**STEVE ROOT a/k/a STEVEN E.
ROOT and DeANNA K. ROOT, and
UNITED STATES OF AMERICA,**

Defendants.

SUMMARY FINAL JUDGMENT AS TO COUNT II

THIS CAUSE, having come on for hearing upon the Plaintiff's Motion for Summary Final Judgment as to Count II, pursuant to due notice, and the Court finding that the Defendants have been duly and properly served by process, and the Court having further considered the arguments, pleadings and evidence and finding that there are no genuine issues of any material facts and that the Plaintiff is entitled to Final Judgment as a matter of law against Defendants herein, STEVE ROOT a/k/a STEVEN E. ROOT and DeANNA K. ROOT, and the Court being otherwise fully advised in the premises, it is, therefore,

ORDERED AND ADJUDGED as follows:

1. This Court has jurisdiction of the parties of the cause and the subject matter hereof and has jurisdiction to render this judgment; further, that the allegations contained herein have been proved by competent evidence, and there are no material issues of fact or law.
2. Any defaults previously entered herein are hereby ratified and confirmed.
3. That the equities of this cause are with the Plaintiff and against the Defendants.

AS TO COUNT II-SUIT ON NOTE

4. That Plaintiff shall recover from the Defendants, STEVE ROOT a/k/a STEVEN E. ROOT and DeANNA K. ROOT, the following amounts due under the promissory note sued upon:

Principal on the Note	\$78,975.42
Interest through November 21, 2011	\$10,647.68
Late Fees	\$ 743.45
Attorney's Fees	\$ 1,500.00
Costs	\$ 1,358.00
Judgment Total	\$93,224.55

Case: 2011 CA 001460

00058130254

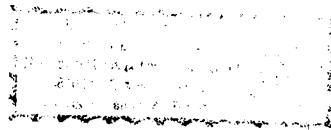
Dkt: CA1036 Pg#: 2

Exhibit A

The East 35 feet of Lots 7, 8, 9, and 10 and the North 122 feet of Lots 11 and 12, in Block 144, of the West King Tract in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Exhibit "B"

Lots 13, 14, 15, and 16, Block 144, West King Tract, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in the year 1906, LESS the portion of said Lots 13 and 14 conveyed to the State of Florida by deed dated February 14, 1952 and recorded in Deed Book 35, Page 333, of the records of said county and LESS the portion of said Lots 15 and 16 acquired by the State of Florida as Parcel No. 135 in condemnation proceedings held in the Circuit Court of Escambia County, Florida, in Case No. 37908 (Progress Docket 29, Page 152, of the records of said county).



☐ (Mark if applicable) This is a construction mortgage that secures an obligation incurred for the construction of an improvement on land (and may include the acquisition cost of the land).

In Witness Whereof, each of the undersigned has hereunto set his or her signature and seal, or has caused this instrument to be executed by its officer(s), partner(s), member(s), or agent(s) thereunto duly authorized, this 25TH day of AUGUST, 2009.

Richard T. Johnson
[Type or Print Name of Witness]

[Type or Print Name of Witness]

ATTEST: _____

Its _____
(Corporate Seal)

Stana Root (Seal)

Deanna K. Root (Seal)

Deanna K. Root (Seal)

(Seal)

By _____

Its _____

REAL ESTATE MORTGAGE AND SECURITY AGREEMENT

Mortgagors (last name(s) first):

Mortgagee:

ROOT, STEVEN E.

COASTAL BANK AND TRUST OF FLORIDA

ROOT, DEANNA K.

125 WEST ROMANA STREET, SUITE 400

4560 TREELINE DR

PENSACOLA, FL 32502

Mailing Address

PENSACOLA, FL 32504-9140

City State Zip

This instrument was prepared by:

COASTAL BANK AND TRUST OF FLORIDA

125 WEST ROMANA STREET, SUITE 400

PENSACOLA, FL 32502

Know All Men By These Presents: That whereas STEVEN E ROOT

DEANNA K ROOT

(whether one or more, hereinafter called the "Borrower") has become justly indebted to COASTAL BANK AND TRUST OF FLORIDA with offices in PENSACOLA, Florida, (together with its successors and assigns, hereinafter called "Mortgagee") in the sum of **Twenty Five Thousand Dollars (\$25,000.00)** together with interest thereon, as evidenced by a promissory note or notes of even date herewith. (If the maturity date of the note or notes is 20 years or longer, indicate the latest maturity date here:).

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

A. The existing indebtedness represented by that certain promissory note of even date herewith for the sum of **Twenty Five Thousand and 00/100 Dollars (\$25,000.00)** made by mortgagor payable to the order of Mortgagee with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the Note, together with any and all renewals, extensions, modifications, consolidations and extensions thereof;

B. Such future or additional advances as may be made by Mortgagee at the option of Mortgagee to the Mortgagor; provided that, notwithstanding the foregoing, the total of all amounts secured hereby shall not exceed at any one time the sum of **Fifty Thousand and 00/100 Dollars (\$50,000.00)**; and provided, further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before twenty (20) years after the date of this Mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration. The Mortgagor hereby waives, on behalf of himself/herself and his/her successors and assigns, the right to file for record a notice limiting the maximum principal amount which may be secured by this Mortgage as provided for in Florida Statute 697.04(1)(b).

This instrument prepared by:
Kramer A. Litvak
Litvak Beasley & Wilson, LLP
226 E. Government Street
Pensacola, Florida 32502
09-0007KAL/RCY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

MODIFICATION OF MORTGAGE AND ADDITIONAL ADVANCE AGREEMENT

THIS MODIFICATION OF MORTGAGE AND ADDITIONAL ADVANCE AGREEMENT is entered into on this 15th day of January, 2009 by and between **Steven E. Root and DeAnna K. Root, husband and wife**, whose post office address is 4560 Treeline Drive, Pensacola, Florida 32504 (hereinafter referred to as "Mortgagor") and **Coastal Bank and Trust of Florida f/k/a Bank of Pensacola, a Florida corporation**, whose address is P.O. Box 12966, Pensacola, Florida 32591 (hereinafter referred to as "Mortgagee"),

WITNESSETH:

WHEREAS, Mortgagor executed a promissory note in favor of Lender on the 12th day of December, 2008, in the original principal amount of One Hundred Eight Thousand Seven Hundred Fifty Dollars and 00/100 (\$108,750.00), (hereinafter referred to as "Note"); and

WHEREAS, said Note was secured by a Mortgage on that certain real property described on Exhibit "A" attached hereto and incorporated herein by reference (the "Mortgaged Property") pursuant to that certain Mortgage and Security Agreement (With Assignment of Rents and Leases) executed by Mortgagor in favor of Lender dated the 12th day of December, 2008 (the "Mortgage"). Said Mortgage was recorded in Official Record Book 6406 at Page 255 of the Public Records of Escambia County, Florida;

WHEREAS, simultaneously herewith, the Mortgagor and Lender have entered into a renewal promissory note (the "Renewal Note"), increasing the principal balance by \$270,000.00, for a total principal balance of \$378,750.00;

WHEREAS, in consideration for the additional advance, the Lender is requiring that the Mortgagee also grant a mortgage on that certain property described on Exhibit "B" attached hereto and incorporated herein by reference (the "Additional Property");

NOW, THEREFORE, Mortgagor agrees with Lender and Lender agrees with Mortgagor as follows:

1. The amount of indebtedness secured by the Mortgage is Three Hundred Seventy-Eight Thousand Seven Hundred Fifty and No/100 dollars (\$378,750.00).

2. In addition to the Mortgaged Property, Mortgagor does hereby grant, bargain, sell, assign, mortgage and convey unto Mortgagee, and where applicable, grant a security interest in the Additional Property, together with each and every tenement, hereditament, easement, right, power, privilege, immunity and appurtenance there unto belonging or in anywise appertaining, and any and all reversions, remainders, estates, rights, title, interests and claims of any Mortgagor whatsoever in law as well as in equity in and to all or any part of the foregoing, and all buildings and other improvements now or hereafter located on any part thereof and any fixtures now or hereafter located on the Additional Property or affixed to the improvements on the Additional Property according to the terms and provision of the Mortgage, as amended and modified hereunder.

3. As used in the Mortgage and in this Agreement, the terms "Land" and "Property" shall mean and include the Mortgaged Property and the Additional Property.

4. It is mutually agreed by and between the parties hereto that this Agreement shall become a part of the Note and the Mortgage by reference and that nothing herein contained shall impair the security now held for said indebtedness, nor shall it waive, annul, vary or affect any

Exhibit "A"

The East 35 feet of Lots 7, 8, 9, and 10 and the North 122 feet of Lots 11 and 12, Block 144, of the West King Tract in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

File Number: 08-0145KAL/RCY


**Legal Description with Non Homestead
Closer's Choice**

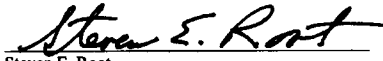
(5) THIS SUBSECTION 5.7 IS A MATERIAL INDUCEMENT FOR MORTGAGEE TO ENTER INTO THE LOAN AND OTHER TRANSACTIONS EVIDENCED BY THIS MORTGAGE AND THE LOAN DOCUMENTS.

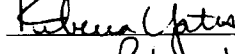
IN WITNESS WHEREOF, the undersigned Mortgagor has executed and delivered this instrument as of the date and year first above written.


Signed, sealed and delivered
In the presence of:

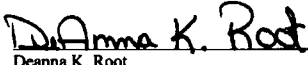
MORTGAGOR;

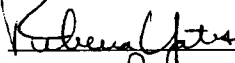

Print Name: Kramer Litvak


Steven E. Root


Printed Name: Rebecca Yates


Print Name: Kramer Litvak

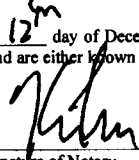

Deanna K. Root

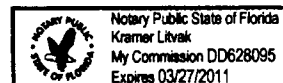

Printed Name: Rebecca Yates

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12th day of December, 2008, by Steven E. Root and Deanna K. Root, husband and wife. Said persons did not take an oath and are either known to me or produced a Florida Drivers License as identification.

(Notary Seal Must Be Affixed)


Signature of Notary



Prepared by and Return to:
Kramer A. Litvak
226 East Government Street
Pensacola, Florida 32502
08-0145KAL/RCY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

**Bank of Pensacola
Mortgage and Security Agreement
(With Assignment of Rents and Leases)**

THIS MORTGAGE, made as of the 12th day of December, 2009, by and between **Steven E. Root and Deanna K. Root, husband and wife**, whose address is 4560 Treeline Drive, Pensacola, Florida 32504 (collectively referred to herein, as "Mortgagor") and **Bank of Pensacola, a Florida corporation**, whose address is P.O. Box 12966, Pensacola, Florida 32591 (collectively referred to herein as "Mortgagee").

WHEREAS, Mortgagor is justly indebted, to Mortgagee in the principal, sum of **One Hundred Eight Thousand Seven Hundred Fifty 00/100 Dollars (\$108,750.00)**, together with interest thereon as evidenced by that certain promissory note (the "Note", which term shall include any modification, renewal, extension or alteration thereof hereafter executed) dated of even date.

NOW THEREFORE, in consideration of the premises, and to secure (i) the payment of the debt evidenced by the Note and any and all extensions and renewals thereof, or of any part thereof, and all interest payable on all of said debt and on any and all such extensions and renewals (such debt or any part thereof, interest thereon, and any extensions and renewals thereof is hereinafter referred to as the "Debt"), (ii) the payment and performance of any guaranty of Mortgagor of all or any portion of the Debt, and the payment and performance by Mortgagor of any security agreement, pledge or other instrument executed by Mortgagor securing all or any portion of the Debt, and any extensions, renewals or modifications of any of the foregoing, and (iii) the compliance with all the covenants, agreements and stipulations of this Mortgage, Mortgagor does hereby grant, bargain, sell, assign, mortgage and convey unto Mortgagee, and where applicable, grant a security interest in:

1. THE MORTGAGED PROPERTY

1.1 All of the land in Escambia County, Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

together with each and every tenement, hereditament, easement, right, power, privilege, immunity and appurtenance there unto belonging or in anywise appertaining, and any and all reversions, remainders, estates, rights, title, interests and claims of any Mortgagor whatsoever in law as well as in equity in and to all or any part of the foregoing (the "Lands"), any and all buildings and other improvements now or hereafter located on any part thereof (the "Improvements") and any fixtures now or hereafter located on the Lands or affixed to the Improvements (the "Fixtures");

1.2 All rights-of-way, streets, alleys, passages, riparian and littoral rights, waters, water courses, sewer rights, rights, liberties, privileges, tenements, hereditaments, easements, and appurtenances thereunto belonging or in anyway appertaining, whether now owned or hereafter acquired by Debtor, and including all rights of ingress and egress to and from the Land and all adjoining property (whether such rights now exist or subsequently arise), together with the reversion or reversions, remainder and remainders, rents, issues and profits thereof; and

1.3 All machinery, apparatus, equipment, fittings, and fixtures, whether actually or constructively attached to the Land, and all building materials of every kind and nature, and all trade, domestic, and ornamental fixtures and all personal property now or hereafter located in, upon, over, or under the Land or any part thereof on or off-site benefiting the Land and used or usable or intended to be used in connection with any present, or future operation of the Land, including, but without limiting the generality of the foregoing: all heating, air-conditioning, lighting, incinerating, and power equipment; all engines, compressors, pipes, pumps, tanks, motors, conduits and switchboards; all plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, and communications apparatus; all boilers, furnaces, oil burners, vacuum cleaning systems, elevators, and escalators; all built-in stoves, ovens, ranges, disposal units, dishwashers, water heaters, exhaust systems, refrigerators, cabinets, and partitions; all rugs and carpets; laundry equipment; together with all contract rights to acquire any of the foregoing and all deposits and payments made under contracts for the acquisition of same; together with all additions and accessions thereto and replacements thereof and proceeds therefrom (Debtor hereby agreeing with respect to all additions, accessions, replacements and proceeds to execute and deliver from time to time such further instruments as may be requested by Secured Party to confirm and perfect the conveyance, transfer and assignment of any and all of the foregoing); and

1.4 All leases, rents, issues, profits, royalties, income and other benefits derived from the Land and the improvements thereon (collectively the "Rents"), subject to the right, power and authority hereinafter given to Debtor to collect and apply such Rents, and the proceeds from any insurance or condemnation award relating to the Land and the Improvements; and

1.5 All insurance policies and proceeds and all condemnation proceeds, awards, damages and claims relating to or derived from the property described above; and

1.6 All licenses, permits, approvals, certificates and agreements with or from all boards, agencies, departments, governmental or otherwise, relating directly or indirectly to the lease, use, construction, operation and maintenance of all or any portion of the Land or improvements thereon, whether heretofore or hereafter issued or executed, including without limitation all building permits, stormwater permits, water distribution permits, DRI, Department of Transportation permits, sewage collection system permits, utility service agreements, approvals, environmental and wet lands permits and concurrency approvals and permits; and

1.7 All contracts, subcontracts, agreements, service agreements, warranties, purchase orders, plans, drawings, surveys, reports, and specifications that have heretofore been or will hereinafter be executed or prepared by or on behalf of the

EXHIBIT "A"

The East Thirty-Five (35) feet of Lots Numbered Seven (7), Eight (8), Nine (9) and Ten (10) and the North One Hundred Twenty-Two (122) feet of Lots Numbered Eleven (11) and Twelve (12), in Block One Hundred Forty-Four (144) of the West King Tract in the City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906.

Instrument 00217409
Filed and recorded in the
Public records
JUNE 29, 1995
at 09:26 A.M.
in Book and Page noted
above or hereon
and record verified
JIM MOYE,
COMPTROLLER
Escambia County,
Florida

IN WITNESS WHEREOF, the said corporation, Grantor, in pursuance of the due and legal action of its stockholders and Board of Directors, has executed these presents, causing its name to be signed by its President, and its corporate seal to be affixed hereto this 26 day of June, 1995.

Signed, sealed and delivered
in the presence of:

Gulf Power Company, a Maine corporation

Donald R. Schofield
Name: Donald R. Schofield

By: [Signature]
F. M. Fisher, Jr., Vice President

Paul H. Roberts
Name: PAUL H. Roberts

Attest:
By: [Signature]
Warren E. Tate, Secretary

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26 day of June, 1995, by F. M. Fisher, Jr., and Vice President and Warren E. Tate, as Secretary of Gulf Power Company, a Maine corporation, on behalf of the corporation, who did not take an oath and who:

☒ is/are personally known to me.
☐ produced current Florida driver's license as identification.
☐ produced _____ as identification.

(Notary Seal Must Be Affixed)

PAUL H. ROBERTS
"Notary Public-State of FL"
Comm. Exp. Sept. 12, 1998
Comm. No. LC 000548

[Signature]
Notary Public
PAUL H. Roberts
Name of Notary Printed
My Commission Expires: _____
Commission Number: _____

1342
5740
This Instrument Prepared by:
JAMES S. CAMPBELL
Beggs and Lane
Post Office Box 12950
3 West Garden Street
Pensacola, Florida 32576
(904) 432-2451
Florida Bar No.: 623539

Property ID: 00-0S-00-00-9060-010-144

D S PD Deed \$57.40
Mort \$0.00 ASUM \$0.00
JUNE 29, 1995
Jim Moya, Comptroller
Cert. Reg. 59-2043328-27-01
BY: *J. Campbell*

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that GULF POWER COMPANY, a Maine corporation, (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto STEVEN E. ROOT and DEANNA K. ROOT, Husband and Wife, (herein "Grantee"), whose address is 4560 Treeline Drive, Pensacola, Florida 32504, their heirs, successors and assigns, forever, the following described real property located in Escambia County, Florida:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record or on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed, any liens for ad valorem real property taxes for the year 1995, and subsequent years; and any other matters arising subsequent to the date hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And we covenant that we are well seized of an indefeasible estate in fee simple in said property and have a good right to convey the same; that it is free of lien or encumbrances, and that we, our heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons whomsoever lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth herein.

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: 9-2-2014

TAX ACCOUNT NO.: 15-1317-000

CERTIFICATE NO.: 2011-11405

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

- ☒ Notify City of Pensacola, P.O. Box 12910, 32521
- ☒ Notify Escambia County, 190 Governmental Center, 32502
- ☒ Homestead for _____ tax year.

Steven E. Root
Deanna K. Root
3229 Vinewood Lane
Pace, FL 32571

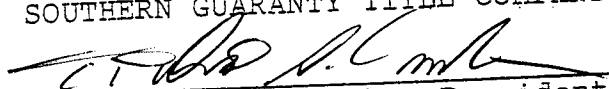
Unknown Tenants
2155 W. Wright St.
Pensacola, FL 32505

Coastal Bank & Trust
formerly Bank of Pensacola
125 W. Romana St.
Pensacola, FL 32502

B & E Holdings, LLC
3000 W. Nine Mile Rd.
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,
this 13th day of June, 2014.

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.: 11238

June 13, 2014

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

1. Mortgage executed by Steven E. Root and Deanna K. Root, husband and wife to Coastal Bank & Trust formerly Bank of Pensacola, dated 08/12/2008 and recorded in Official Record Book 6406 on page 255 of the public records of Escambia County, Florida. given to secure the original principal sum of \$108,750.00. Mortgage Modification recorded in O.R. Book 6416, page 772.
2. Mortgage executed by Steven E. Root and Deanna K. Root, husband and wife to Coastal Bank & Trust formerly Bank of Pensacola, dated 08/25/2009 and recorded in Official Record Book 6502 on page 184 of the public records of Escambia County, Florida. given to secure the original principal sum of \$25,000.00.
3. Judgment filed by B&E Holdings LLC recorded in O.R. Book 6851, page 329.
4. Taxes for the year 2010-2013 delinquent. The assessed value is \$51,131.00. Tax ID 15-1317-000.

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.: 11238

June 13, 2014

The East 35 feet of Lots 7, 8, 9 and 10, and the North 122 feet of Lots 11 and 12, Block 144, West King Tract, City of Pensacola, Escambia County, Florida, according to the Map of said City copyrighted by Thomas C. Watsin in 1906.

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.: 11238

June 13, 2014

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 06-12-1994, through 06-12-2014, and said search reveals the following:

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

Steven E. Root and Deanna K. Root, 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 13, 2014

WARNING

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 September 2, 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 **RMC GULF LIFT LLC** holder of **Tax Certificate No. 11405**, 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:

E 35 FT OF LTS 7 TO 10 AND N 122 FT OF LTS 11 AND 12 BLK 144 WEST KING TRACT OR 3792 P 822 CA 125

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151317000 (14-627)

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

STEVEN E ROOT and DEANNA K ROOT

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** Tuesday in the month of September, which is the **2nd day of September 2014**.

Dated this 31st day of July 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:

DEANNA K ROOT
3229 VINEWOOD LN
PACE, FL 32571

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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3229 VINEWOOD LN
PACE, FL 32571

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

2155 W WRIGHT ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **RMC GULF LIFT LLC** holder of Tax Certificate No. **11405**, 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:

E 35 FT OF LTS 7 TO 10 AND N 122 FT OF LTS 11 AND 12 BLK 144 WEST KING TRACT OR 3792 P 822 CA 125

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

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Dated this 31st day of July 2014.

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 11405 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 31, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

STEVEN E ROOT 3229 VINEWOOD LN PACE, FL 32571	DEANNA K ROOT 3229 VINEWOOD LN PACE, FL 32571
STEVEN E ROOT C/O TENANTS 2155 W WRIGHT ST PENSACOLA FL 32505	COASTAL BANK & TRUST FORMERLY BANK OF PENSACOLA 125 W ROMANA ST PENSACOLA FL 32502
B & E HOLDINGS LLC 3000 W NINE MILE RD PENSACOLA FL 32534	

WITNESS my official seal this 31th day of July 2014.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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3792 P 822 CA 125

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Personal Services:

STEVEN E ROOT
3229 VINEWOOD LN
PACE, FL 32571

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
SANTA ROSA COUNTY
SHERIFF'S OFFICE
2014 JUL 21 PM 1 12



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: SRSO14CIV004012NON

Agency Number:

Court: CIRCUIT

County: ESCAMBIA

Case Number: 11405

Attorney/Agent:

TAX DEED NOTICE
CLERK OF COURT/ESCAMBIA CO

P.O. BOX 333
PENSACOLA, FL 32591-0333

Plaintiff: PAM CHILDERS

CLERK OF COURT

ESCAMBIA COUNTY

Defendant: STEVEN E ROOT

DEANNA K ROOT

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

OTHER

Received the above named WRIT on 7/21/2014 at 1:12 PM, to be served to ROOT, STEVEN E and served the same at 12:59 AM on 7/22/2014 in Santa Rosa as follows:

NOTICE POSTED, PER INSTRUCTIONS, ON THE ABOVE DATE AND TIME.

Wendell Hall, Sheriff
Santa Rosa

By: _____

R. ROGERS

Service Fee:

\$80.00

Receipt No:

29074-14-D

Printed By: BBM

WARNING

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Personal Services:

DEANNA K ROOT
3229 VINEWOOD LN
PACE, FL 32571

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
SANTA ROSA COUNTY
SHERIFF'S OFFICE
2014 JUL 21 PM 1 12



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: SRSO14CIV004012NON

Agency Number:

Court: CIRCUIT

County: ESCAMBIA

Case Number: 11405

Attorney/Agent:

TAX DEED NOTICE

CLERK OF COURT/ESCAMBIA CO

P.O. BOX 333

PENSACOLA, FL 32591-0333

Plaintiff: PAM CHILDERS

CLERK OF COURT

ESCAMBIA COUNTY

Defendant: STEVEN E ROOT

DEANNA K ROOT

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Wendell Hall, Sheriff
Santa Rosa

By: _____


R. ROGERS

Service Fee:

\$80.00

Receipt No:

29074-14-D

Printed By: BBM

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:

B & E HOLDINGS LLC [14-627]
3000 W NINE MILE RD
PENSACOLA FL 32534

2. Article Number

(Transfer from service label)

7013 2630 0000 0141 9605

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X KA Bates

☐ Agent☐ Addressee

B. Received by (Printed Name)

Kimberly BATES

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**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:

COASTAL BANK & TRUST
FORMERLY BANK OF PENSACOLA
[14-627]
125 W ROMANA ST
PENSACOLA FL 32502

2. Article Number

(Transfer from service label)

7013 2630 0000 0141 9599

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X RAE H

☐ Agent☐ Addressee

B. Received by (Printed Name)

Robin E Herring

C. Date of Delivery

8-1-14

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Postage \$.49
 Certified Fee 3.30
 Return Receipt Fee (Endorsement Required) 2.70
 Restricted Delivery Fee (Endorsement Required)
 Total Postage & Fees \$ 6.49

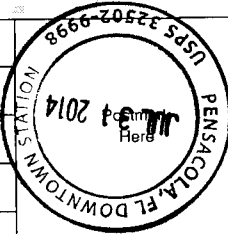


Sent To
 Street, Apt. # or PO Box N
 City, State, Z
 COASTAL BANK & TRUST
 FORMERLY BANK OF PENSACOLA
 [14-627]
 125 W ROMANA ST
 PENSACOLA FL 32502

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Postage \$.49
 Certified Fee 3.30
 Return Receipt Fee (Endorsement Required) 2.70
 Restricted Delivery Fee (Endorsement Required)
 Total Postage & Fees \$ 6.49



Sent To
 Street, Apt. # or PO Box
 City, State, Z
 STEVEN E ROOT [14-627]
 C/O TENANTS
 2155 W WRIGHT ST
 PENSACOLA FL 32505

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Postage \$.49
 Certified Fee 3.30
 Return Receipt Fee (Endorsement Required) 2.70
 Restricted Delivery Fee (Endorsement Required)
 Total Postage & Fees \$ 6.49



Sent To
 Street, Apt. # or PO Box
 City, State, Z
 B & E HOLDINGS LLC [14-627]
 3000 W NINE MILE RD
 PENSACOLA FL 32534

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

Postage \$.49
 Certified Fee 3.30
 Return Receipt Fee (Endorsement Required) 2.70
 Restricted Delivery Fee (Endorsement Required)
 Total Postage & Fees \$ 6.49



Sent To
 Street, Apt. # or PO Box
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 PACE, FL 32571

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 Restricted Delivery Fee (Endorsement Required)
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Sent To
 Street, Apt. # or PO Box
 City, State, Z
 STEVEN E ROOT [14-627]
 3229 VINEWOOD LN
 PACE, FL 32571

11/11405

11/11405

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
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<p>1. Article Addressed to:</p> <p>STEVEN E ROOT [14-627] 3229 VINEWOOD LN PACE, FL 32571</p>		<p>B. Received by (Printed Name) Steve Root</p> <p>C. Date of Delivery 8-18-14</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>PS Form 3811, February 2004</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>Domestic Return Receipt</p>		<p>102595-02-M-1540</p>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Steve Root <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>	
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<p>2. Article Number (Transfer from service label)</p>		<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>PS Form 3811, February 2004</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>Domestic Return Receipt</p>		<p>102595-02-M-1540</p>	

11/11405