

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Apr 29, 2014 / 140286**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 7101.0000** , issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 10-3323-000**

Certificate Holder:
KML CAPITAL LLC A6 BANKUNITED, TRUSTEE
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FLORIDA 33016

Property Owner:
COTTAGES OF GULF BEACH LLC
45 BEAL PKWY
FORT WALTON BEACH , FLORIDA 32548

Legal Description:
LTS 12 TO 20 AND 37 TO 45 BLK 15 TREASURE HILL PARK PLAT DB 102 P 286 OR 5996 P 726

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	7101.0000	06/01/12	\$21,525.17	\$0.00	\$1,076.26	\$22,601.43

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	6534.0000	06/01/13	\$20,080.66	\$6.25	\$1,004.03	\$21,090.94

- 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

\$43,692.37
\$0.00
\$18,007.14
\$250.00
\$75.00
\$62,024.51
\$62,024.51
\$6.25

*Done this 29th day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA

Date of Sale: 3rd November 2014 Senior Deputy Tax Collector

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**KML CAPITAL LLC A6 BANKUNITED, TRUSTEE
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, Florida, 33016**

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
7101.0000	10-3323-000	06/01/2012	LTS 12 TO 20 AND 37 TO 45 BLK 15 TREASURE HILL PARK PLAT DB 102 P 286 OR 5996 P 726

2013 TAX ROLL

COTTAGES OF GULF BEACH LLC
45 BEAL PKWY
FORT WALTON BEACH , Florida 32548

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.

gbranse (Gary Branse)
Applicant's Signature

04/29/2014
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-756

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11425

August 13, 2014

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

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 08-12-1994, through 08-12-2014, and said search reveals the following:

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

The Cottages of Gulf Beach, LLC

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

August 13, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11425

August 13, 2014

123S322000012015 - Full Legal Description

LTS 12 TO 20 AND 37 TO 45 BLK 15 TREASURE HILL PARK PLAT DB 102 P 286 OR 5996 P 726

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11425

August 13, 2014

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

1. That certain mortgage executed by The Cottages of Gulf Beach, LLC in favor of Beach Community Bank dated 09/19/2006 and recorded 09/22/2006 in Official Records Book 5996, page 727 of the public records of Escambia County, Florida, in the original amount of \$2,200,000.00.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$1,155,334.00. Tax ID 10-3323-000.

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.

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: 11-03-2014

TAX ACCOUNT NO.: 10-3323-000

CERTIFICATE NO.: 2012-7101

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

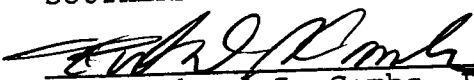
The Cottages of Gulf Beach, LLC
45 Beal Pkwy.
Ft. Walton Beach, FL 32548

Unknown Tenants
5315 Wellow Bluff Rd.
Pensacola, FL 32507

Beach Community Bank
P.O. Box 4400
Ft. Walton Beach, FL 32548

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

1075.20
1075.20
1075.20

This Instrument was Prepared By:
RICHARD M. COLBERT, ESQUIRE
4 Laguna St., Ste. 101
Ft. Walton Beach, FL 32548

TAX PARCEL I.D.#: 10-3322-000 & 10-3323-000

STATE OF FLORIDA

COUNTY OF ESCAMBIA

WARRANTY DEED

THIS INDENTURE, made effective the 19th day of September, 2006, by **STATLER AVE. PROPERTIES, L.L.C.**, a Florida limited liability company, whose address is 7465 N. Palafox Street, Pensacola, FL 32503 (the "Grantor") in favor of **THE COTTAGES OF GULF BEACH, LLC** a Florida limited liability company, whose address is 45 Beal Pkwy, Fort Walton Beach, FL 32548 (the "Grantee").

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and NO/100ths Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, that certain tract or parcel of real property situate, lying and being in Escambia County, Florida, and being more particularly described on as follows (the "Property"):

Lot 9 to 20, both inclusive and Lots 37 to 48, both inclusive, Block 15, Treasure Hill Subdivision, Section 12, Township 3 South, Range 32 West, described according to Plat recorded in Deed Book 12, at Page 286, of the public records of Escambia County, Florida.

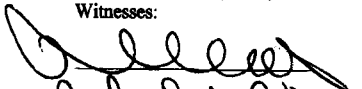
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions.

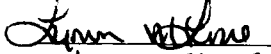
SUBJECT TO taxes for the year 2006 and subsequent years, and restrictions, easements and reservations of record, if any, which are not hereby reimposed.

GRANTOR COVENANTS that it is well seized of an indefeasible estate in fee simple in the Property, and has a good right to convey the same; that it is free of lien or encumbrance, and Grantor hereby fully warrants the title to the Property and will defend same against all persons lawfully claiming the same.

IN WITNESS WHEREOF, Grantor has caused Warranty Deed to be executed by its duly elected corporate officer as of the day and year first above written.

Witnesses:


Richard M. Colbert
(Type/print name)

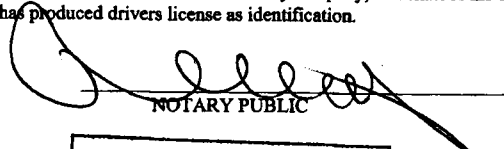

Lynn McClane
(Type/print name)

Statler Ave. Properties, L.L.C., a Florida limited liability company

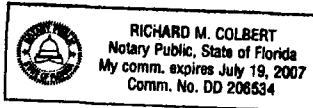

By: Donald W. Moore, Managing Member

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19th day of September, 2006, by Donald W. Moore as Managing Member of Statler Ave. Properties, L.L.C., a Florida limited liability company, on behalf of the Company, who is personally known to me or has produced drivers license as identification.


NOTARY PUBLIC

(NOTARIAL SEAL)



20.50
7700.00
4400.00
12,220.50

This Instrument was Prepared By:
RICHARD M. COLBERT, ESQUIRE
BEACH TITLE SERVICES, LLC
4 Laguna St., Ste. 101
Ft. Walton Beach, FL 32548

STATE OF FLORIDA

COUNTY OF ESCAMBIA

**FUTURE ADVANCE MORTGAGE, ASSIGNMENT OF RENTS
AND LEASES AND SECURITY AGREEMENT (FLORIDA)**

THIS INDENTURE (herein this "Mortgage") made effective the 19th day of September, 2006, by and between and **THE COTTAGES OF GULF BEACH, LLC**, a Florida limited liability company (hereinafter called the Mortgagor or Borrower,") in favor of **BEACH COMMUNITY BANK** (hereinafter called the "Mortgagee").

THIS MORTGAGE IS TO BE FILED FOR RECORD IN THE REAL ESTATE RECORDS OF THE COUNTY WHERE THE REAL PROPERTY IS LOCATED AND SHALL CONSTITUTE A FIXTURE FILING IN ACCORDANCE WITH THE PROVISIONS OF SECTION 679.5021 OF THE FLORIDA STATUTES.

THE PROPERTY ENCUMBERED HEREBY IS NOT THE CONSTITUTIONAL HOMESTEAD OF BORROWER.

WITNESSETH:

WHEREAS, Mortgagor is justly indebted to Mortgagee on a loan (the "Loan") in the principal sum of \$2,200,000.00, or so much as may from time to time be disbursed thereunder, as evidenced by a promissory note of even date (the "Note"), payable to Mortgagee with interest thereon as provided therein.

WHEREAS, Borrower may hereafter become indebted to Mortgagee or to a subsequent holder of this Mortgage on loans or otherwise (the Mortgagee and any subsequent holder of this Mortgage being referred to herein as "Lender"); and

WHEREAS, the parties desire to secure the Note with interest, and all renewals, extensions and modifications thereof, and all refinancings of any part of the Note and any and all other additional indebtedness of Borrower to Lender, now existing or hereafter arising, whether joint or several, due or to become due, absolute or contingent, direct or indirect, liquidated or unliquidated, and any renewals, extensions, modifications and refinancings thereof, and whether incurred or given as maker, endorser, guarantor or otherwise, and whether the same be evidenced by note, open account, assignment, endorsement, guaranty, pledge or otherwise (herein "Other Indebtedness").

NOW, THEREFORE, the Mortgagor, in consideration of Lender's making the Loan, and to secure the prompt payment of same, with the interest thereon, and any extensions, renewals, modifications and refinancings of same, and any charges herein incurred by Lender, including but not limited to attorneys' fees, and any and all Other Indebtedness as set forth above, and further to secure the performance of the covenants, conditions and agreements hereinafter set forth and set forth in the Note and set forth in all other documents evidencing, securing or executed in connection with the Loan (this Mortgage, the Note and such other documents are sometimes referred to herein as the "Loan Documents"), and as may be set forth in instruments evidencing or securing Other Indebtedness (the "Other Indebtedness Instruments"), has bargained and sold and does hereby grant, bargain, sell, alien and convey unto the Lender, its successors and assigns, the following described land, real estate, estates, buildings, improvements, fixtures, furniture, and personal property (which together with any additional such property in the possession of the Lender or hereafter acquired by the Mortgagor and subject to the lien of this Mortgage, or intended to be so, as the same may be constituted from time to time is hereinafter sometimes referred to as the "Mortgaged Property") to-wit:

- (a) All that tract or parcel or parcels of land and estates particularly described as on Exhibit "A" attached hereto and made a part hereof (the "Land");
- (b) All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the Land, and all fixtures, fittings, building materials, machinery, equipment, furniture and furnishings and personal property of every nature whatsoever now or hereafter owned by the Mortgagor and used or intended to be used in connection with or with the operation of said property, buildings, structures or other improvements, including all extensions, additions, improvements, betterments, renewals, substitutions, replacements and accessions to any of the foregoing, whether such fixtures, fittings, building materials, machinery, equipment, furniture, furnishings and personal property actually are located on or adjacent to the Land or not, and whether in storage or otherwise, and wheresoever the same may be located (the "Improvements");
- (c) All accounts, general intangibles, contracts and contract rights relating to the Land and Improvements, whether now owned or existing or hereafter created, acquired or arising, including without limitation, all construction contracts, architectural services contracts, management contracts, leasing agent contracts, purchase and sales contracts, put or other option contracts, and all other contracts and agreements relating to the construction of improvements on, or the operation, management and sale of all or any part of the Land and Improvements;

(b) Name of Mortgagee (Secured Party): BEACH COMMUNITY BANK
Address of Mortgagee: P.O. Box 4400
Ft. Walton Beach, FL 32548
Attn: Keith Parks, Senior Vice President

With Copy to: Richard M. Colbert, Esq.
Beach Title Services, LLC
4 Laguna St., Ste. 101
Ft. Walton Beach, FL 32548

(c) Record Owner of Real Estate described on Exhibit A hereto: MORTGAGOR

5.09 Applicable Law. This Mortgage shall be governed by the laws of the State of Florida.

IN WITNESS WHEREOF, Mortgagor has caused this Mortgage to be executed and effective as of the day and year first above written, although actually executed on the date or dates reflected below.

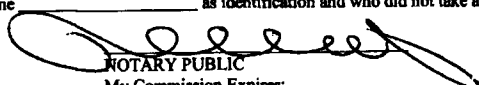
MORTGAGOR:

The Cottages of Gulf Beach, LLC a Florida limited liability company

By: 
Jody Henderson, as Trustee of the Canvasback Trust, Operating Manager

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 19th day of September, 2006, by Jody Henderson, as Trustee of the Canvasback Trust, Operating Manager, on behalf of The Cottages of Gulf Beach, LLC, a Florida limited liability company, who is personally known to me or () who have shown me _____ as identification and who did not take an oath.


NOTARY PUBLIC
My Commission Expires: _____
CommissionNo.: _____

G:\Documents\CLOSINGS\BC\crstviccottagesgulfwtrsltyg.doc


 RICHARD M. COLBERT
Notary Public, State of Florida
My comm. expires July 19, 2007
Comm. No. DD 206534

EXHIBIT A

Lot 9 to 20, both inclusive and Lots 37 to 48, both inclusive, Block 15, Treasure Hill Subdivision, Section 12, Township 3 South, Range 32 West, described according to Plat recorded in Deed Book 102, at Page 286, of the public records of Escambia County, Florida.



OKALOOSA CO SHERIFF'S OFFICE
OKALOOSA COUNTY, FLORIDA

14-756



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: OCSO14CIV006374NON

Agency Number: 16

Court: CIRCUIT

County: ESCAMBIA

Case Number: 103323000

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT
CIVIL
P.O. BOX 333
PENSACOLA, FL 32591-0333

Plaintiff: PAM CHILDERS CLERK OF THE CIRCUIT COURT AND COMPTROLLER, ESCAMBIA COUNTY FL

Defendant: COTTAGES OF GULF BEACH, LLC

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

CORPORATE - EMPLOYEE

TO: COTTAGES OF GULF BEACH, LLC

Received this writ on 9/19/2014 at 3:10 PM and served the same at 1:30 PM on 9/23/2014 in Okaloosa County, Florida by delivering the true copy of this writ with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me to JODY HENDERSON, as employee of COTTAGES OF GULF BEACH, FL, place of business because service could not be made on the registered agent for failure to comply with Chapter 48.091, thereby complying with Chapter 48.081 (3), Florida Statutes.

L. R. ASHLEY, SHERIFF
OKALOOSA COUNTY, FL

By: _____

L. GRAY, DS

Service Fee: \$40.00
Receipt No: 30374-14-D

Printed By: REEVERT

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 November 3, 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.

RECEIVED
CIVIL PROCESS
2014 SEP 19 10 10
CLERK OF THE CIRCUIT COURT
PENSACOLA, FLORIDA

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KML CAPITAL LLC A6 BANKUNITED TRUSTEE holder of Tax Certificate No. 07101, issued the 1st day of June, A.D., 2012 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:

LTS 12 TO 20 AND 37 TO 45 BLK 15 TREASURE HILL PARK PLAT DB 102 P 286 OR 5996 P 726

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103323000 (14-756)

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

COTTAGES OF GULF BEACH LLC

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 November, which is the 3rd day of November 2014.

Dated this 2nd day of October 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:

COTTAGES OF GULF BEACH LLC
~~45 BEAL PKWY~~
FORT WALTON BEACH, FL 32548

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 # 07101 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 2, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

COTTAGES OF GULF BEACH LLC 45 BEAL PKWY FORT WALTON BEACH, FL 32548	COTTAGES OF GULF BEACH LLC C/O TENANTS 5315 WELLOW BLUFF RD PENSACOLA FL 32507
---	---

BEACH COMMUNITY BANK
PO BOX 4400
FT WALTON BEACH FL 32548

WITNESS my official seal this 2nd day of October 2014.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY, FLORIDA

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Post Property:

5315 YELLOW BLUFF RD 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

COTTAGES OF GULF BEACH LLC

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 November, which is the 3rd day of November 2014.

Dated this 2nd day of October 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:

COTTAGES OF GULF BEACH LLC
45 BEAL PKWY
FORT WALTON BEACH, FL 32548

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk