

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 11435.000, Issued the 01st day of June, 2012, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 17-0003-310

Cert HMF FL G, LLC AND CAPITAL ONE
Holder PO BOX 54291
NEW ORLEANS LA 70154

Property RENTON SHARON E
Owner 608 LITTLE FARMS AVE
RIVER RIDGE LA 70123

UNIT T-2 PORTOFINO TOWER OR 6191 P 1209
THREE CONDOMINIUM
ALSO .005561 INT IN COMMON
ELEMENTS PARKING SPACE 225
STORAGE AREA 143

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 Application:

Table with 6 columns: Certificate, Date of Sale, Face Amount, T/C Fee, Interest, Total. Rows include certificates 2012/ 11435.000 and 2012/ 11436.000.

Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Table with 6 columns: Certificate, Date of Sale, Face Amount, T/C Fee, Interest, Total. Row includes certificate 2012/ 11434.000.

- 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 12,981.25
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant .{ }
4. Ownership and Encumbrance Report Fee 250.00
5. Total Tax Deed Application Fee 75.00
6. Total Certified By Tax Collector To Clerk of Court 13,306.25
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. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

\* Done this the 29th day of April, 2014

TAX COLLECTOR OF Escambia County Tax Collector County

Date of Sale: 3 November 2014

By Shirley Rich, CFCA Senior Deputy Tax Collector

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) 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,

**HMF FL G, LLC AND CAPITAL ONE  
PO BOX 54291  
NEW ORLEANS, Louisiana, 70154**

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

| <b>Certificate No.</b> | <b>Parcel ID Number</b> | <b>Date</b> | <b>Legal Description</b>                                                                                                                  |
|------------------------|-------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 11435.0000             | 17-0003-310             | 06/01/2012  | UNIT T-2 PORTOFINO TOWER THREE<br>CONDOMINIUM ALSO .005561 INT IN COMMON<br>ELEMENTS PARKING SPACE 225 STORAGE AREA<br>143 OR 6191 P 1209 |

**2013 TAX ROLL**

RENTON SHARON E  
608 LITTLE FARMS AVE  
RIVER RIDGE , Louisiana 70123

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.

Gintdareo (Ginny Donaghy)

Applicant's Signature

04/23/2014

Date

14-786

**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.: 11435

August 14, 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 08-13-1994, through 08-13-2014, and said search reveals the following:

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

Sharon R. Renton

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 14, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11435

August 14, 2014

CONDOMINIUM PARCEL: Unit T-2, Portofino Tower Three, a Condominium (the "Condominium"), according to the Declaration of Condominium of Portofino Tower Three, a Condominium recorded in Official Records Book 5378, Page 615, of the public records of Escambia County, Florida, as modified and amended from time to time, (herein "Declaration of Condominium"), which Condominium has been established upon a portion of the subleasehold estate created by and described in that certain Development Sublease Agreement between Gary Work, as Trustee of the Pensacola Beach Land Trust ("Sublessor"), and Island Resort Development, Inc., a Florida corporation ("Sub-Sublessor"), dated March 21, 2003, and recorded in Official Records Book 5100, at Page 671, of the public records of Escambia County, Florida, (the "Sublease"), which is a sublease of a portion of the leasehold estate created by and described in that certain Development Lease Agreement ("Lease") wherein Santa Rosa Island Authority, an agency of Escambia County, Florida, is the Lessor ("Lessor"), and Gary Work, as Trustee of the Pensacola Beach Land Trust is the lessee, and which is dated effective as of July 1, 1997, and recorded in Official Records Book 4180, Page 1985, of the public records of Escambia County, Florida, (the "Master Lease"), together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the Declaration of Condominium, and further together with:

- (1) Parking space number(s) 225, and
- (2) Storage area number 143,

as limited common elements specifically assigned by Sub-Sublessor, which parking spaces and storage areas, respectively, shall not be transferred to any other unit owner separate from ownership of the Unit above.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11435

August 14, 2014

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

1. Subject to interest of Tower Three Homeowners Association at Pensacola Beach.
2. Subject to terms and conditions of any controlling Santa Rosa Island leases, subleases, lease assignments or condominium documents applicable to this parcel.
3. Taxes for the year 2007-2009 delinquent. The assessed value is \$306,674.00. Tax ID 17-0003-310.

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.: 17-0003-310

CERTIFICATE NO.: 2012-11435

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.

Sharon R. Renton  
608 Little Farms Ave.  
River Ridge, LA 70123

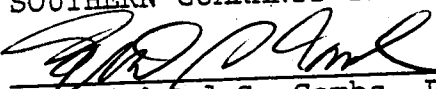
Unknown Tenants  
3 Portofino Dr. Unit T-2  
Pensacola Beach, FL 32561

Portofino Tower Three HOA at  
Pensacola Beach  
Ten Portofino Dr.  
Pensacola Beach, FL 32561

SRIA  
P.O. Box 1208  
Pensacola Beach, FL 32562

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

This Instrument Prepared By:  
Gulf Coast Title Partners, LLC  
1403 E. Belmont Street  
Pensacola, Florida 32501  
Attention: Tina M. Wiles  
850-202-6938  
GCTP File #P-07-406

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**ASSIGNMENT OF SUB-SUBLEASE AGREEMENT**

Steven E. Short, a married man and Deborah Channell, a single woman, hereinafter collectively called "Assignor" (which word shall be construed in the plural where the context requires), the present owner and holder of that certain sub-subleasehold interest in and to that certain Development Lease Agreement effective as of July 1, 1997, by and between Santa Rosa Island Authority, as an agency of Escambia County, Florida, as lessor, to Gary Work, as Trustee of the Pensacola Beach Land Trust, as lessee, recorded in O.R. Book 4180, Page 1985 of the public records of Escambia County, Florida, as subleased pursuant to that certain Development Sublease Agreement dated March 31, 2003, between Gary Work, as Trustee of the Pensacola Land Trust, as sublessor, and Island Resorts Development, Inc., as sublessee, recorded in O.R. Book 5100, Page 671, of the public records of Escambia County, Florida, as sub-subleased by the terms of that certain Sub-Sublease Agreement dated June 25, 2004, recorded in O.R. Book 5445, Page 933, all of the public records of Escambia County, Florida, covering the following described real property in Escambia County, Florida:

CONDOMINIUM PARCEL: Unit T-2, Portofino Tower Three, a Condominium (the "Condominium"), according to the Declaration of Condominium of Portofino Tower Three, a Condominium recorded in Official Records Book 5378, Page 615, of the public records of Escambia County, Florida, as modified and amended from time to time, (herein "Declaration of Condominium"), which Condominium has been established upon a portion of the subleasehold estate created by and described in that certain Development Sublease Agreement between Gary Work, as Trustee of the Pensacola Beach Land Trust ("Sublessor"), and Island Resort Development, Inc., a Florida corporation ("Sub-Sublessor"), dated March 21, 2003, and recorded in Official Records Book 5100, at Page 671, of the public records of Escambia County, Florida, (the "Sublease"), which is a sublease of a portion of the leasehold estate created by and described in that certain Development Lease Agreement ("Lease") wherein Santa Rosa Island Authority, an agency of Escambia County, Florida, is the Lessor ("Lessor"), and Gary Work, as Trustee of the Pensacola Beach Land Trust is the lessee, and which is dated effective as of July 1, 1997, and recorded in Official Records Book 4180, Page 1985, of the public records of Escambia County, Florida, (the "Master Lease"), together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the Declaration of Condominium, and further together with:

- (1) Parking space number(s) 225, and
- (2) Storage area number 143,

as limited common elements specifically assigned by Sub-Sublessor, which parking spaces and storage areas, respectively, shall not be transferred to any other unit owner separate from ownership of the Unit above.

for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby sell, assign and transfer all of the right, title, and interest of Assignor in said sub-sublease and demised premises, and all the improvements thereon, and all interest hereafter acquired in said sub-subleasehold estate to Sharon E. Reston, a married woman, hereinafter called "Assignee" (but which word shall be construed in the plural when the context requires), and Assignee's heirs, agents, and assigns, forever, of Assignee, whose mailing address is 608 Little Farms Ave., River Ridge, LA 70123, 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, the Declaration of Condominium described above, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any other matters arising subsequent to the date hereof.

By acceptance of this assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid sub-sublease and hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above sub-subleasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that the Assignee may at all times peaceably and quietly enter upon, hold, occupy and enjoy said sub-subleasehold estate; that the Assignor shall make such further assurances to perfect the sub-subleasehold estate in said property and every part thereof, and that Assignor will defend the same against the lawful claims of all persons whomsoever.

The subject property does not constitute the homestead of Assignor, nor does it adjoin the homestead of Assignor. No member of Assignor's family resides thereon.

IN WITNESS WHEREOF, the undersigned Assignor has executed this instrument this 27 day of July, 2007.

Signed, sealed and delivered in the presence of:

SK  
Name: Scott Merritt  
Amanda Chan  
Name: Amanda Chan

[Signature]  
Name: Steven E. Short  
[Signature]  
Name: Deborah Channell


Seller's Address: 105 Tranquility Lane  
Destin, Florida 32541

STATE OF FLORIDA  
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of July, 2007, by Steven E. Short and Deborah Channell, 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.

Barbara A Tanner  
Notary Public  
BARBARA A TANNER  
Name of Notary Printed  
My Commission Expires: 5/11/10  
Commission Number: 00551531

(Notary Seal Must Be Affixed)  
NOTARY PUBLIC-STATE OF FLORIDA  
 Barbara A. Tanner  
Commission # DD551531  
My Comm. Expires: 05/11/2010