

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Jul 16, 2015 / 150351**

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 7058.0000**, issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 11-0147-200**

**Certificate Holder:**

TC 13, LLC WWW.BUYTHISTAXLIEN.COM  
WAPN, AS CUSTODIAN FOR TC 13 S *PO Box 173017*  
TAMPA, FLORIDA 33672

**Property Owner:**

CARLSON JEANE  
570 TEMPLEHILL DR  
PENSACOLA, FLORIDA 32534

**Legal Description:**

BEG SE COR OF LT 25 SATSUMA HEIGHTS PLAT DB 102 P 208 S 89 DEG 49 MIN 16 SEC W ALG S LI OF LT 347 18/100 FT N 02 DEG 21 MIN 48 SEC E 423 97/100 FT TO ...

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
2013	7058.0000	06/01/13	\$910.56	\$0.00	\$73.98	\$984.54

**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
2015	6930.0000	06/01/15	\$885.53	\$6.25	\$44.28	\$936.06
2014	6550.0000	06/01/14	\$899.04	\$6.25	\$44.95	\$950.24

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
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

\$2,870.84
\$0.00
\$200.00
\$125.00
\$3,195.84
\$3,195.84
\$6.25

\*Done this 16th day of July, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By *B. Ast*

Date of Sale: 11/2/15

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

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

7/16/2015

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 11-0147-200**

July 30, 2015

Tax Year: 2012

Certificate Number: 7058.0000

BEG SE COR OF LT 25 SATSUMA HEIGHTS PLAT DB 102 P 208 S 89 DEG 49 MIN 16 SEC W ALG S LI OF LT  
347 18/100 FT N 02 DEG 21 MIN 48 SEC E 423 97/100 FT TO SLY R/W LI OF OLD CHEMSTRAND RD (80 FT  
R/W) N 58 DEG 58 MIN 15 SEC E ALG SLY R/W LI 384 90/100 FT TO ELY LT LI S 00 DEG 00 MIN 43 SEC W ALG  
ELY LT LI 620 94/100 FT TO POB OR 6844 P 1627

### Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**TC 13, LLC WWW.BUYTHISTAXLIEN.COM  
WAPN, AS CUSTODIAN FOR TC 13 S  
TAMPA, Florida, 33672**

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>
7058.0000	11-0147-200	06/01/2013	BEG SE COR OF LT 25 SATSUMA HEIGHTS PLAT DB 102 P 208 S 89 DEG 49 MIN 16 SEC W ALG S LI OF LT 347 18/100 FT N 02 DEG 21 MIN 48 SEC E 423 97/100 FT TO SLY R/W LI OF OLD CHEMSTRAND RD (80 FT R/W) N 58 DEG 58 MIN 15 SEC E ALG SLY R/W LI 384 90/100 FT TO ELY LT LI S 00 DEG 00 MIN 43 SEC W ALG ELY LT LI ... <b>See attachment for full legal description.</b>

**2014 TAX ROLL**  
CARLSON JEANE  
570 TEMPLEHILL DR  
PENSACOLA , Florida 32534

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.

TC13LLCTDA (Cheryl Bernal)

07/16/2015

Applicant's Signature

Date

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 11-0147-200**

July 30, 2015  
Tax Year: 2012  
Certificate Number: 7058.0000

BEG SE COR OF LT 25 SATSUMA HEIGHTS PLAT DB 102 P 208 S 89 DEG 49 MIN 16 SEC W ALG S LI OF LT  
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TC13LLCTDA (Cheryl Bernal)

Applicant's Signature

07/16/2015

Date



# Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

← Navigate Mode ● Account ○ Reference →

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	141N301000002025
<b>Account:</b>	110147200
<b>Owners:</b>	CARLSON JEANE
<b>Mail:</b>	570 TEMPLEHILL DR PENSACOLA, FL 32534
<b>Situs:</b>	2600 BLK OLD CHEMSTRAND RD 32533
<b>Use Code:</b>	VACANT RESIDENTIAL
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2014	\$52,197	\$0	\$52,197	\$52,197
2013	\$52,197	\$0	\$52,197	\$52,197
2012	\$52,197	\$0	\$52,197	\$52,197

[Disclaimer](#)

Amendment 1/Portability Calculations

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/13/2012	6844	1627	\$100	QC	<a href="#">View Instr</a>
08/2006	6029	1331	\$80,000	WD	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and Comptroller

2014 Certified Roll Exemptions
None

Legal Description
BEG SE COR OF LT 25 SATSUMA HE IGHTS PLAT DB 102 P 208 S 89 D EG 49 MIN 16 SEC W ALG S LI OF LT 347 18/100 FT N 02 DEG 21...

Extra Features
None

**Parcel Information**

**Section Map Id:**  
14-1N-30

**Approx. Acreage:**  
4.0400

**Zoned:**   
LDMU

**Evacuation & Flood Information**  
[Open Report](#)

[Launch Interactive Map](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

**Buildings**

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

15-712

## 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.: 12296

August 13, 2015

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 08-13-1995, through 08-13-2015, and said search reveals the following:

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

Jeane Carlson

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

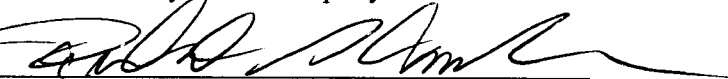
4. Taxes:

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, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12296

August 13, 2015

**141N301000002025 - Full Legal Description**

BEG SE COR OF LT 25 SATSUMA HEIGHTS PLAT DB 102 P 208 S 89 DEG 49 MIN 16 SEC W ALG S LI OF LT 347  
18/100 FT N 02 DEG 21 MIN 48 SEC E 423 97/100 FT TO SLY R/W LI OF OLD CHEMSTRAND RD (80 FT R/W) N 58  
DEG 58 MIN 15 SEC E ALG SLY R/W LI 384 90/100 FT TO ELY LT LI S 00 DEG 00 MIN 43 SEC W ALG ELY LT LI  
620 94/100 FT TO POB OR 6844 P 1627

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12296

August 13, 2015

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

1. That certain mortgage executed by Rick Evans in favor of Fred W. Carlson and Jeane G. Carlson, husband and wife dated 08/25/2006 and recorded 11/13/2006 in Official Records Book 6029, page 1334 of the public records of Escambia County, Florida, in the original amount of \$67,350.00.
2. Taxes for the year 2012-2014 delinquent. The assessed value is \$52,197.00. Tax ID 11-0147-200.

**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: 11-2-2015

TAX ACCOUNT NO.: 11-0147-200

CERTIFICATE NO.: 2013-7058

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.

Jeane Carlson (a widow)  
570 Templehill Dr.  
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,  
this 13th day of August, 2015.

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.

RECORDED AS RECEIVED

Recording requested by: \_\_\_\_\_ Space above reserved for use by Recorder's Office  
When recorded, mail to: \_\_\_\_\_ Document prepared by:  
Name: Jene Carlson Name Jene Carlson  
Address: 570 Templehill Dr Address 570 Templehill Dr  
City/State/Zip: Pensacola, FL 32534 City/State/Zip Pensacola, FL 32534  
Property Tax Parcel/Account Number: ~~550~~

Quitclaim Deed

This Quitclaim Deed is made on April 13, 2012, between  
Rick Evans, Grantor, of 2600 block of Old Chemstrand Rd  
Centonment, City of Centonment, State of FL,  
and Jene Carlson, Grantee, of 2600 block of Old Chemstrand  
Centonment, City of Centonment, State of FL.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at 2600 old Chemstrand Rd (See attachment "A")  
Centonment, City of Centonment, State of FL:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of \_\_\_\_\_ shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

Dated: 4/13/2012

[Signature]  
Signature of Grantor

RICK EVANS  
Name of Grantor

[Signature]  
Signature of Witness #1

Robert Eric Carlson  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Katherine E Castellari  
Printed Name of Witness #2

State of Florida County of Escambia

On April 13 2012, the Grantor, Rick Evans,

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.

[Signature]  
Notary Signature



Notary Public,

In and for the County of Escambia State of Florida

My commission expires: Feb 9 2013 Seal

Send all tax statements to Grantee.

3/28/12

escpaLegal 141N301000002025

Escambia County Property Appraiser  
141N301000002025 - Full Legal Description

*Attachment 'A'*

BEG SE COR OF LT 25 SATSUMA HEIGHTS PLAT DB 102 P 208 S 89 DEG 49 MIN 16 SEC W ALG  
S LI OF LT 347 18/100 FT N 02 DEG 21 MIN 48 SEC E 423 97/100 FT TO SLY R/W LI OF OLD  
CHEMSTRAND RD (80 FT R/W) N 58 DEG 58 MIN 15 SEC E ALG SLY R/W LI 384 90/100 FT TO  
ELY LT LI S 00 DEG 00 MIN 43 SEC W ALG ELY LT LI 620 94/100 FT TO POB OR 6029 P 1331

This Document Prepared By and Return to:  
**Integrity Title and Escrow Services, LLC.**  
308 South Jefferson Street  
Pensacola, FL 32502

Parcel ID Number: 141N301000000025

## Warranty Deed

This Indenture, Made this **25th** day of **August**, 2006 A.D., **Between**  
**FRED W. CARLSON and JEANE G. CARLSON, HUSBAND AND WIFE**

of the County of **ESCAMBIA**, State of **Florida**, **grantors**, and  
**RICK EVANS, A MARRIED MAN**

whose address is: **2724 SANDICREST DRIVE, CANTONMENT, FL 32533**

of the County of **Escambia**, State of **Florida**, **grantee.**

**Witnesseth** that the GRANTORS, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **ESCAMBIA** State of **Florida** to wit:

*See attached Exhibit "A"*

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof**, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
Printed  
Witness

*Fred W. Carlson* (Seal)  
**FRED W. CARLSON**

P.O. Address: 570 TEMPLEHILL DR, PENSACOLA, FL 32534

*[Signature]*  
Printed  
Witness

*Jeane G. Carlson* (Seal)  
**JEANE G. CARLSON**

P.O. Address: 570 TEMPLEHILL DR, PENSACOLA, FL 32534

STATE OF **Florida**  
COUNTY OF **ESCAMBIA**

The foregoing instrument was acknowledged before me this **25th** day of **August**, 2006 by  
**FRED W. CARLSON and JEANE G. CARLSON, HUSBAND AND WIFE**

who are personally known to me and who have produced their **Florida driver's license** as identification.



*[Signature]*  
Printed  
Notary Public  
My Commission Expires:

# 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 of Ordinances Chapter 1-29.2, Article V requires this disclosure to 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 acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway : OLD CHEMSTRAND ROAD  
Legal Address of Property: 2600 BLOCK OF OLD CHEMSTRAND ROAD  
The County ( X ) has Accepted ( ) has not accepted the abutting roadway for maintenance.

This foregoing information has been furnished by the Public Works Department of Escambia, County, Florida on this.

WITNESS AS TO SELLER(S):

SIGN NAME: Sheryl Bartsch  
SIGN NAME: Sheryl Bartsch

SIGN NAME: Ginger Adams  
SIGN NAME: Ginger Adams

Fred W. Carlson  
FRED W. CARLSON

Jeanne G. Carlson  
JEANNE G. CARLSON

WITNESS AS TO BUYER(S):

SIGN NAME: Sheryl Bartsch  
SIGN NAME: Sheryl Bartsch

SIGN NAME: Ginger Adams  
SIGN NAME: Ginger Adams

Rick Evans  
RICK EVANS

Exhibit "A"

PARCEL #2

LEGAL DESCRIPTION (AS PREPARED BY THE UNDERSIGNED):

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, SATSUMA HEIGHTS, A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 30 WEST, ACCORDING TO PLAT FILED IN DEED BOOK 102 AT PAGE 208 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 89°49'16" WEST ALONG THE SOUTH LINE OF SAID LOT 25 FOR A DISTANCE OF 347.18 FEET; THENCE DEPARTING SAID SOUTH LINE GO NORTH 2°21'48" EAST FOR A DISTANCE OF 423.97 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF OLD CHEMSTRAND ROAD (80' R/W); THENCE GO NORTH 58°58'15" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 384.90 FEET TO A POINT ON THE EASTERLY LOT LINE OF SAID LOT 25; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE GO SOUTH 0°00'43" WEST ALONG SAID EASTERLY LOT LINE FOR A DISTANCE OF 620.94 FEET TO THE POINT OF BEGINNING, CONTAINS 4.04 ACRES MORE OR LESS.

This Document Prepared By and Return to:  
**Integrity Title and Escrow Services,  
308 South Jefferson Street  
Pensacola, FL 32502**

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE  
PRINCIPAL BALANCE DUE UPON MATURITY IS \$ 67,350.00 TOGETHER  
WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE  
MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

## **Real Estate Mortgage**

THIS MORTGAGE made this **25th** day of **August** A.D. **2006** between  
**RICK EVANS, A MARRIED MAN**

herein called Mortgagor, in consideration of the sum named in the promissory note herein described received from  
**FRED W. CARLSON and JEANE G. CARLSON, HUSBAND AND WIFE**

herein called Mortgagee, (the terms "Mortgagor" and "Mortgagee" include all parties in each capacity to this instrument and their respective heirs,  
personal representatives, successors and assigns; the term "note" includes all promissory notes described herein) Mortgagor hereby mortgages to  
Mortgagee the real property in **ESCAMBIA** County, **Florida**, described as:

**SEE ATTACHED EXHIBIT "A"**

TOGETHER with all easements, connected therewith, improvements now or hereafter made thereon, fixtures attached thereto, any furniture or  
furnishings located thereon or therein and any reversions, remainders, rents, issues and profits thereof as security for the payment of the promissory note,  
a copy of which is attached.

AND Mortgagor hereby covenants:

1. That Mortgagor is in actual possession and seized of said real property in fee simple with full power and lawful right to mortgage the  
same; that said property is free from all liens and encumbrances except as set forth herein; that Mortgagor fully warrants the title to said real  
property and will defend the same against lawful claims of all persons whomsoever.
2. To pay all money required by said note and this mortgage, or either, promptly when due.
3. To pay all taxes, assessments, levies, liabilities, obligations and encumbrances of every description now on or which may hereafter accrue  
on said property, this mortgage and the debt secured hereby, or any of these, when due. If any part thereof is not paid when due, Mortgagee may pay it  
without waiving the option to foreclose this mortgage or any other right hereunder.
4. To pay all costs and expenses together with reasonable attorney's fees (including appellate proceedings) incurred by Mortgagee because of  
any default by Mortgagor under this mortgage and said note, or either.
5. To keep the improvements now or hereafter on said property insured against loss by fire or other hazards included in the terms  
"extended coverage" and "other perils" in the amount secured by this mortgage by an insurer approved by Mortgagee. The policy shall be held by and  
made payable to Mortgagee by standard New York mortgagee clause without contribution as Mortgagee's interest may appear. If any money becomes  
payable under such policy, then all checks for said money will be made payable to Mortgagor and Mortgagee and the proceeds shall be first applied to  
restore the mortgaged property to the condition it was immediately before the loss occurred and if there be any excess or if the property not so restored  
then Mortgagee may apply the same to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for  
other purposes without waiving or impairing any lien or right hereunder. If Mortgagor fails to obtain such policy, Mortgagee may procure it and pay  
therefor without waiving the option to foreclose this mortgage or any other right hereunder.
6. To permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof.
7. That if said property, or any part thereof, is taken by eminent domain, Mortgagee shall have the right to receive and apply all money  
paid for such taking to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes  
without waiving or impairing any lien or right under this mortgage. If the remaining part of said property is inadequate security for the unpaid balance of  
said debt, Mortgagee may accelerate payment thereof immediately.
8. That if Mortgagee shall hold another mortgage or lien on said property, a default under such other mortgage or lien shall constitute a  
default under this mortgage also. Any default under this mortgage shall likewise constitute a default under such other mortgage or lien. If foreclosure  
proceedings under any mortgage or lien (whether held by Mortgagee or another) affecting said property are instituted, this shall constitute a default  
under this mortgage.
9. That Mortgagee may forbear to enforce defaults under this mortgage and said note, or either, or may extend the time for payment of any  
money secured hereby or may take other or additional security and may deal directly with any owner of said property in all respects pertaining to this  
mortgage and said note, or either, without notice to or the consent of any person liable under this mortgage and said note, or either, and without  
discharging or affecting the liability of any person liable under this mortgage and said note, or either.



**Real Estate Mortgage - Page 2**

10. That the rents, profits, income, issues and revenues of said property (including any personal property located thereon or therein) are assigned and pledged as further security for the payment of the debt secured hereby with the right (but no duty) on the part of Mortgagee to demand and receive and apply them on said debt at any time after a default hereunder. If suit is instituted to foreclose or reform this mortgage or to determine the validity or priority thereof, Mortgagee shall be entitled to appointment of a receiver pendente lite without notice for said property and of all rents, income, profits, issues and revenue thereof. It is covenanted and agreed that the court shall forthwith appoint a receiver of said property and of such rents, income, profits, issues and revenues. Such appointment shall be made as a matter of strict right to Mortgagee without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of Mortgagor.

11. That if any dispute arises involving said note and this mortgage, or either, wherein Mortgagee incurs any costs (regardless of whether or not legal proceedings are instituted) or if any action or proceeding (including appellate proceedings) shall be maintained by any person other than Mortgagee wherein Mortgagee is made a party, all expenses incurred by Mortgagee to prosecute or defend the rights created by this mortgage and said note, or either, together with reasonable attorney's fees and costs, whether same be rendered for negotiation, trial or appellate work, shall be paid by Mortgagor.

12. That if any money secured hereby is not fully paid within **THIRTY (30)** days after it becomes due, or if any covenant or agreement of said note and this mortgage, or either, is breached, Mortgagee shall have the option to accelerate payment of the entire principal and any other money secured hereby as immediately due and payable without notice. Time is of the essence of this mortgage. Any payment made by Mortgagee under paragraphs 3, 4, 5, or 11 shall bear interest at the maximum legal rate from the date of payment and shall be secured by this mortgage. No waiver of or failure to enforce any default or obligation under this mortgage and said note, or either, shall constitute a waiver of any subsequent default or of the terms of either instrument. If there is any conflict between the terms of this mortgage and said note, the terms of this mortgage shall prevail.

**In Witness Whereof**, the mortgagor has hereunto set his hand and seal the day and year first above written.

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$ 67,350.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

Signed, sealed and delivered in our presence:

*[Signature]*  
Printed  
Witness Robert Corban

*[Signature]* (Seal)  
**RICK EVANS**  
P.O. Address: 2724 SANDICREST DRIVE, CANTONMENT, FL 32533

*[Signature]*  
Printed  
Witness George Adams

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 25th day of August, 2006 by **RICK EVANS, A MARRIED MAN**

he is personally known to me or he has produced his **Florida driver's license** as identification.

*[Signature]*  
Printed  
Notary Public  
My Commission Expires:



Exhibit "A"

PARCEL #2

LEGAL DESCRIPTION (AS PREPARED BY THE UNDERSIGNED):

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, SATSUMA HEIGHTS, A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 30 WEST, ACCORDING TO PLAT FILED IN DEED BOOK 102 AT PAGE 208 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 89°49'16" WEST ALONG THE SOUTH LINE OF SAID LOT 25 FOR A DISTANCE OF 347.18 FEET; THENCE DEPARTING SAID SOUTH LINE GO NORTH 2°21'48" EAST FOR A DISTANCE OF 423.97 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF OLD CHEMSTRAND ROAD (80' R/W); THENCE GO NORTH 58°58'15" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 384.90 FEET TO A POINT ON THE EASTERLY LOT LINE OF SAID LOT 25; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE GO SOUTH 0°00'43" WEST ALONG SAID EASTERLY LOT LINE FOR A DISTANCE OF 620.94 FEET TO THE POINT OF BEGINNING, CONTAINS 4.04 ACRES MORE OR LESS.



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

September 10, 2015

TC 13 LLC WWW.BUYTHISTAXLIEN.COM  
PO BOX 173017  
TAMPA FL 33672

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 007058	\$471.00	\$14.13	\$485.13

**TOTAL \$485.13**

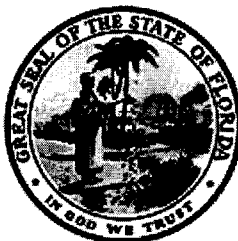
Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

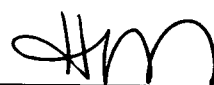
CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 110147200 Certificate Number: 007058 of 2013**

**Payor: JEANE CARLSON 570 TEMPLEHILL DR PENSACOLA, FL 32534      Date 09/04/2015**

Clerk's Check #	1	Clerk's Total	\$499.26
Tax Collector Check #	1	Tax Collector's Total	\$3,393.84
		Postage	\$13.46
		Researcher Copies	\$9.00
		Total Received	<del>\$3,915.56</del> 3442.10

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:   
 Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
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**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2013 TD 007058**

**Redeemed Date 09/04/2015**

**Name JEANE CARLSON 570 TEMPLEHILL DR PENSACOLA, FL 32534**

Clerk's Total = TAXDEED	\$499.26
Due Tax Collector = TAXDEED	\$3,393.84
Postage = TD2	\$13.46
ResearcherCopies = TD6	\$9.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**  
**Account: 110147200 Certificate Number: 007058 of 2013**

Redemption Yes ▾    Application Date 07/16/2015    Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/02/2015	Redemption Date 09/04/2015
Months	4	2
Tax Collector	\$3,195.84	\$3,195.84
Tax Collector Interest	\$191.75	\$95.88
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,393.84	\$3,297.97 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$28.26	\$14.13
Total Clerk	\$499.26	\$485.13 CH
Postage	\$13.46	\$0.00
Researcher Copies	\$9.00	\$0.00
Total Redemption Amount	\$3,915.56	\$3,783.10
	Repayment Overpayment Refund Amount	\$132.46

ACTUAL SHERIFF \$80.00   
 8/19/2015 Owner called for quote. mkj By Sept 20th \$3,442.10

Notes