

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700636

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
MML LLC AND OAR LLC PARTNERSHI
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-2094-085	2015/6224	06-01-2015	LT 15 BLK A GRANDE LAGOON LAKES S/D PB 9 P 49 OR 6621 P 1516 SEC 22/26 T 3S R31W

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
MML LLC AND OAR LLC PARTNERSHI
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121

07-31-2017
Application Date

Applicant's signature

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700636

Date of Tax Deed Application

Jul 31, 2017

This is to certify that **MML LLC AND OAR LLC PARTNERSHI**, holder of **Tax Sale Certificate Number 2015 / 6224**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **10-2094-085**

Cert Holder:

MML LLC AND OAR LLC PARTNERSHI
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121

Property Owner:

WILSON THOMAS J
5428 PONTE VERDE DR
PENSACOLA, FL 32507
LT 15 BLK A GRANDE LAGOON LAKES S/D PB 9 P 49 OR 6621 P
1516 SEC 22/26 T 3S R31W

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2015/6224	10-2094-085	06/01/2015	904.63	45.23	949.86

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/5595	10-2094-085	06/01/2017	962.13	6.25	48.11	1,016.49
2016/5621	10-2094-085	06/01/2016	933.57	6.25	46.68	986.50

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
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
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

2,952.85

0.00

0.00

200.00

175.00

3,327.85

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

44,247.50

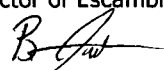
6.25

Done this the 18th day of August, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale:

1/2/18

By



*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

10-2094-085 2015



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

Reference: 223S317007015001
Account: 102094085
Owners: WILSON THOMAS J
Mail: 5428 PONTE VERDE DR
 PENSACOLA, FL 32507
Situs: 5428 PONTE VERDE DR 32507
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): HELLEN
 CARO/BAILEY/ESCAMBIA
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$38,000	\$77,722	\$115,722	\$90,353
2016	\$38,000	\$76,464	\$114,464	\$88,495
2015	\$28,000	\$72,310	\$100,310	\$87,881

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data

MLS Listing #523209

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/29/2010	6621	1516	\$58,000	WD	View Instr
03/26/2008	6409	1966	\$100	WD	View Instr
07/2005	5710	928	\$245,000	WD	View Instr
10/1984	1974	749	\$66,400	WD	View Instr
10/1983	1825	799	\$56,900	CT	View Instr
02/1979	1303	851	\$100	QC	View Instr

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

2017 Certified Roll Exemptions

HOMESTEAD EXEMPTION, VETERANS

Legal Description

LT 15 BLK A GRANDE LAGOON LAKES S/D PB 9 P 49
 OR 6621 P 1516 SEC 22/26 T 3S R31W

Extra Features

POOL

Parcel Information

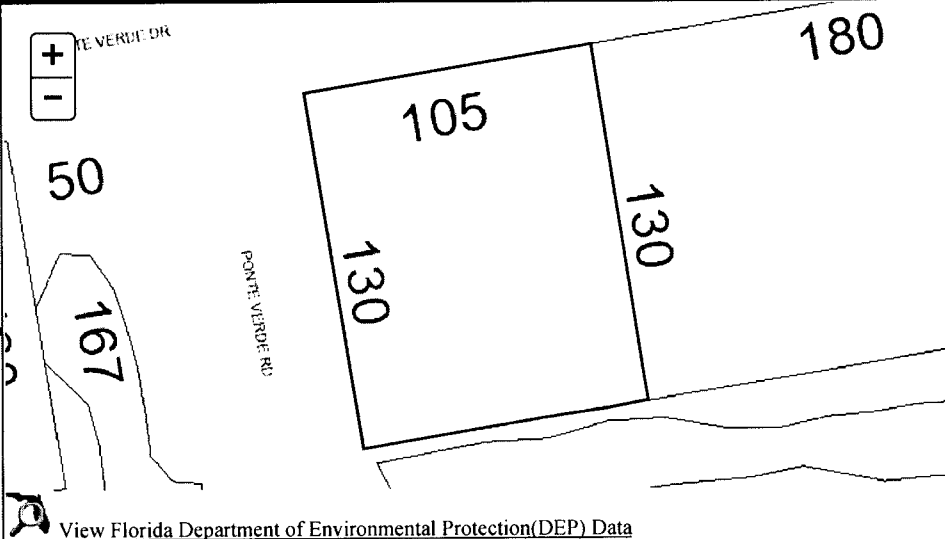
[Launch Interactive Map](#)

Section Map Id:
 22-35-31-2

Approx. Acreage:
 0.3100

Zoned:
 LDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 5428 PONTE VERDE DR, Year Built: 1976, Effective Year: 1976

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

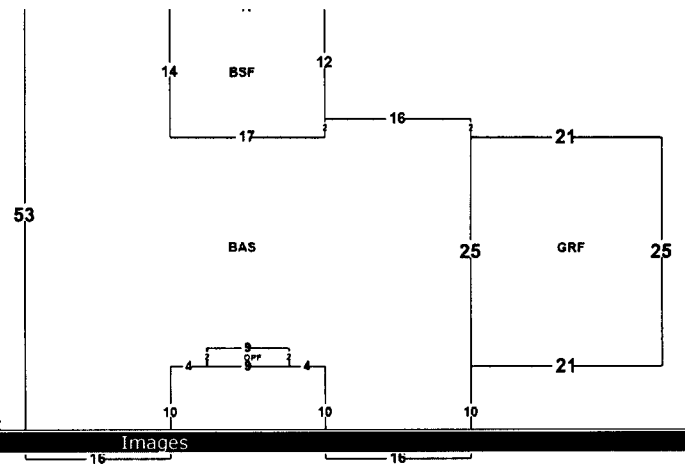
 Areas - 2628 Total SF

BASE AREA - 1847

BASE SEMI FIN - 238

GARAGE FIN - 525

OPEN PORCH FIN - 18



11/20/15

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.

Last Updated:08/30/2017 (tc.1326)

(\$385.00) as taxable costs, for a total amount of Two Thousand Ninety Five and No/100 Dollars (\$2,095.00) which shall bear interest at the rate of six percent (6%) for which let execution issue.

ORDERED in Chambers, Pensacola, Escambia County, Florida on 3rd day of May, 2011.



Michael G. Allen, Circuit Judge

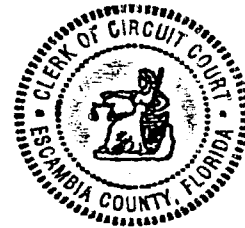
Conformed Copies to:

- ✓ Kerry Anne Schultz, Esq.
- ✓ Thomas J. Wilson

6/03/11
MM

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

By:  D.C.
Date: 6-16-2011



IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2011 JUN -2 P 2:52

CIRCUIT CIVIL DIVISION
FILED & RECORDED

SUN AND SHINE, LLC, a Florida Limited Liability
Company; JAMES HUBER, MATTHEW RAAB,
MICHAEL RAAB and WALTER ALLEGRO,

Plaintiffs,

v.

CASE No.: 2010 CA 003477

THOMAS J. WILSON,

Defendant.

Case: 2010 CA 003477

00036774430

Dkt: CA1036 Pg#: 2

SUPPLEMENTAL FINAL JUDGMENT FOR ATTORNEY'S FEES AND COSTS

The Plaintiffs' SUN AND SHINE, LLC, a Florida limited liability company, JAMES HUBER, MATTHEW RAAB, MICHAEL RAAB and WALTER ALLEGRO (hereinafter "Plaintiffs") Motion for Attorney's Fees and Costs was heard before the Court on May 26, 2011. Plaintiffs were represented by counsel. Defendant, THOMAS J. WILSON (hereinafter "Defendant") failed to appear at the hearing despite adequate notice. On the evidence presented, the Court finds:

1. That a Final Judgment was entered on March 8, 2011, and the Court reserved jurisdiction as to the matter of attorney's fees and costs;
2. That the Plaintiffs filed an Affidavit as to Attorney's Fees and an Affidavit of Plaintiffs' Costs in support of their Motion for Attorney's Fees and Costs;
3. That the Defendant neither filed with the Court an Affidavit in Opposition to the Plaintiffs' Motion for Attorney's Fees and Costs, nor served an Affidavit upon the Plaintiffs' counsel; and
4. That 9.2 hours of attorney time at a rate of \$175.00 per hour and 1.0 hour of paralegal time at a rate of \$100.00 per hour is reasonable in this action.

IT IS THEREFORE ADJUDGED that Plaintiffs are entitled to Supplemental Final Judgment for Attorney's Fees and Costs, and that:

That Final Judgment be, and the same hereby is, entered in favor of Plaintiffs, SUN AND SHINE, LLC, a Florida Limited Liability JAMES HUBER, MATTHEW RAAB; MICHAEL RAAB and WALTER ALLEGRO, whose address is 280 San Reno Drive, Jupiter, FL 33458, and against Defendant, THOMAS J. WILSON, whose last known address is 5434 Grande Lagoon, Pensacola, Florida 32507, in the principle sum of One Thousand Seven Hundred Ten and No/100 Dollars (\$1,710.00) for Attorney's Fees, plus Three Hundred Eighty Five and No/100 Dollars

EXHIBIT "A"

LOT 15, BLOCK A, GRANDE LAGOON LAKES, A SUBDIVISION OF A PORTION OF SECTIONS 22 AND 26, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 9, AT PAGE 49, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

5. ALL MORTGAGEES' rights against all parties including but not limited to all parties secondarily liable, are hereby reserved.

Signed, Sealed and Delivered in
the Presence of

Sign: [Signature]
Print: William E. Farrington II

Sign: [Signature]
Print: USA DUBAI

Signed, Sealed and Delivered in
the Presence of

Sign: [Signature]
Print: William E. Farrington II

Sign: [Signature]
Print: USA DUBAI

STATE OF FLORIDA
COUNTY OF ESCAMBIA

MORTGAGEE:

Sign: [Signature]
Print: ROGER T. DeVALCOURT

MORTGAGOR:

Sign: [Signature]
Print: THOMAS J. WILSON

The foregoing instrument was acknowledged before me this 1st day of August, 2014, by Roger T. DeValcourt, who is personally known to me or who produced [Signature] as identification.



WILLIAM E. FARRINGTON II
MY COMMISSION # EE 015573
EXPIRES: November 1, 2014
Bonded Thru Budget Notary Services

Sign: [Signature]
Print: [Signature]
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: _____
My Commission Number: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1st day of August, 2014, by Thomas J. Wilson, who is personally known to me or who produced [Signature] as identification.



WILLIAM E. FARRINGTON II
MY COMMISSION # EE 015573
EXPIRES: November 1, 2014
Bonded Thru Budget Notary Services

Sign: [Signature]
Print: [Signature]
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: _____
My Commission Number: _____

PREPARED BY AND RETURN TO:
Wilson, Harrell, Farrington, Ford,
Wilson, Spain & Parsons, P.A.
307 S. Palafox Street
Pensacola, FL 32502

NOTE AND MORTGAGE MODIFICATION AGREEMENT

THIS AGREEMENT, made and entered into as of the 1st day of August, 2014, by and between **ROGER T. DeVALCOURT**, hereinafter referred to as "**MORTGAGEE**", and **THOMAS J. WILSON**, hereinafter referred to as "**MORTGAGOR**".

RECITALS

- A. **MORTGAGEE** is the owner and holder of that certain mortgage ("**MORTGAGE**") dated July 30, 2010, given by the **MORTGAGOR** to **MORTGAGEE**, recorded in Official Records Book 6621, Page 15187, of the Public Records of Escambia County, Florida, securing a debt evidenced by a Promissory Note ("**NOTE**") dated July 30, 2010, in the original amount of FIFTY THOUSAND and NO/100 Dollars (\$50,000.00) which mortgage encumbers property more particularly described as:

SEE ATTACHED EXHIBIT "A"

- B. **MORTGAGOR**, the owner in fee simple of all of the property subject to Mortgage, has requested Mortgagee to advance additional funds to Mortgagor and to modify the Note and Mortgage and the parties have mutually agreed to modify the terms thereof in the manner hereinafter appearing.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth and in consideration of the sum of TEN DOLLARS (\$10.00), each to the other in hand paid, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto mutually covenant and agree as follows:

1. The current principal balance of the original Note dated July 30, 2010, is \$48,700.86.
2. The terms and provisions of the Note are restated and/or amended and modified as contained in that certain "Renewal Promissory Note" dated as of August 1, 2014:
 - (a) Principal amount of \$73,700.86.
 - (b) Monthly principal and interest payments beginning September 1, 2014, in the amount of \$646.78.
 - (c) Interest rate of 10%.
 - (d) Maturity date is August 1, 2019.
3. The terms and provisions of the Mortgage are amended and modified as follows:
 - (a) The Mortgage secures payment of that certain Renewal Promissory Note dated August 1, 2014, in the principal amount of \$73,700.86, payable according to its terms.
 - (b) The maturity date of the Renewal Promissory Note secured by the Mortgage is August 1, 2019.
4. Nothing herein invalidates or shall impair or release any covenant, condition, agreement, or stipulation in said Note, Renewal Note and/or Mortgage and the same, except as herein modified, shall continue in full force and effect, and the undersigned further covenant and agree to perform and comply with and abide by each of the covenants, agreements, conditions, and stipulations of Note, Renewal Note and/or Mortgage which are not inconsistent herewith.

Agent's File Number: 1-45399

Schedule A

LOT 15, BLOCK A, GRANDE LAGOON LAKES, A SUBDIVISION OF A PORTION OF SECTIONS 22 AND 26, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 9, AT PAGE 49, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

consent of the Mortgagee. If all or any part of the Property or any interest in it is sold or transferred without said prior written consent, Mortgagee may, at its option, require immediate payment of all sums due under the terms of this Mortgage.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this the date and year first above written.

Signed, sealed and delivered
in the presence of:

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$48,725.63, TOGETHER WITH ACCRUED INTEREST, IF ANY AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Sign: [Signature]
Print: LISA A. DURANT

Sign: [Signature]
Print: THOMAS J. WILSON

Sign: [Signature]
Print: Agnes Stegman Willis

STATE OF FLORIDA
PARISH OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of July, 2010 by Thomas J. Wilson, who is personally known to me or who produced _____ as identification and did not take an oath.



LISA A. DURANT
MY COMMISSION # DD 828713
EXPIRES: December 10, 2012
Bonded Thru Budget Notary Services

Sign: [Signature]
Print: LISA A. DURANT
NOTARY PUBLIC
My Commission Expires: _____
My Commission Number: _____

hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.

4. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this mortgage.
5. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall also be secured by this mortgage.
6. That if any of the installments of principal and interest due by the terms of said promissory note are not paid when due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorney fees, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
8. If this is a junior mortgage, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this mortgage.
9. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.
10. This Mortgage and the Note secured hereby may not be assumed without the prior written

35.50.
100.00
175.00

This instrument prepared by:
William E. Farrington, II
Return to: Wilson, Harrell,
Farrington, Ford, Fricke, Wilson & Spain, P.A.
307 S. Palafox Street
Pensacola, FL 32502
File# 1-45399

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL
BALANCE DUE UPON MATURITY IS \$ 48,725.63, TOGETHER WITH ACCRUED INTEREST, IF ANY AND
ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

MORTGAGE

THOMAS J. WILSON, an unmarried man, hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereafter described, received from **ROGER T. DEVALCOURT**, whose address is 5555 Bauer Road, Pensacola, FL 32506, hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 30th day of July, 2010, mortgages to the Mortgagee the real property in Escambia County, Florida described as:

See Attached for full legal description

As security for the payment of the following:

ONE (1) PROMISSORY NOTES OF EVEN DATE HERewith IN THE ORIGINAL
PRINCIPAL AMOUNT OF **\$50,000.00** PAYABLE ACCORDING TO ITS TERMS,
WHICH IS DUE AND PAYABLE UPON TRANSFER OR SALE.

AND Mortgagor agrees:

1. To make all payments required by the note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.
3. To keep all buildings now or hereafter on the land insured against damage by fire, flood and windstorm in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at a rate 2% higher than the note secured

**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 that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 5428 Ponte Verde Drive

LEGAL ADDRESS OF PROPERTY: 5428 Ponte Verde Drive, Pensacola, Florida 32507

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

This form completed by:

Wilson, Harrell, Farrington & Ford, P.A.
13020 Sorrento Road
Pensacola, FL 32507

AS TO SELLER(S)

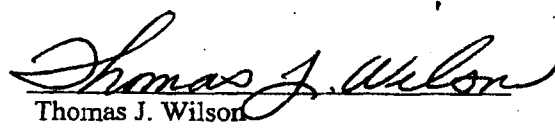

Asset Funding Group, LLC
by Christopher T. Charrity

WITNESSES TO SELLER(S):


Printed Name:

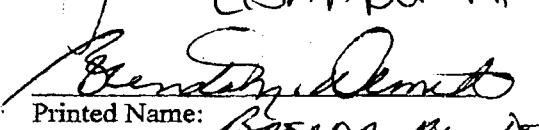

Printed Name:

AS TO BUYER(S):


Thomas J. Wilson

WITNESSES TO BUYER(S):


Printed Name: LISA A Parent


Printed Name: BRENDA M. DEMET

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

18.50.00
406.00

Warranty Deed

This Indenture, made, July 30, 2010 A.D.

Between

Christopher T. Gharrity as Manager of Asset Funding Group aka Asset
Funding Group, LLC, whose post office address is: 100 Jackson Street, Suite 201,
Denver, CO 80206 a company existing under the laws of the State of Colorado,
Grantor and Thomas J. Wilson whose post office address is:
5434 Grande Lagoon Court
Pensacola, FL 32507, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand
paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the
following described land, situate, lying and being in the County of Escambia, State of Florida, to wit:

LOT 15, BLOCK A, GRANDE LAGOON LAKES, A SUBDIVISION OF A PORTION OF SECTIONS 22
AND 26, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING
TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 9, AT PAGE 49, OF THE PUBLIC
RECORDS OF ESCAMBIA COUNTY, FLORIDA.

The above described property is not the Constitutional Homestead of the Grantor.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 223S317007015001

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer
and caused its corporate seal to be affixed the day and year first above written.

Asset Funding Group aka Asset Funding Group, LLC

Signed and Sealed in Our Presence:

By:

Christopher T. Gharrity
Its: Manager

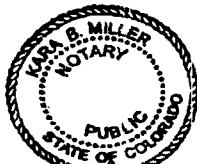
Witness Print Name: Bradley T. Jensen

Witness Print Name: Michael McCabe

State of
County of

COLORADO
DENVER

The foregoing instrument was acknowledged before me this 30th day of July, 2010, by Christopher T. Gharrity, the Manager of Asset
Funding Group aka Asset Funding Group, LLC A company existing under the laws of the State of Colorado, on behalf of the company and
individually. He/She is personally known to me or has produced _____ as identification.



Prepared by:

Lisa A. Durant, an employee of
Wilson, Harrell, Farrington, Ford, Wilson & Spain, P.A.,
13020 Sorrento Road
Pensacola, Florida 32507

File Number: 1-45399

Florida Corporate Deed/Letter

Notary Public
Notary Printed Name: Kara B. Miller
My Commission Expires: 10/31/14

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-2-2018

TAX ACCOUNT NO.: 10-2094-085

CERTIFICATE NO.: 2015-6224

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 2017 tax year.

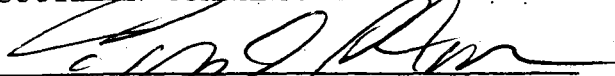
Thomas J. Wilson
5428 Ponte Verde Dr.
Pensacola, FL 32507

Roger T. Devalcourt
5555 Sandview Dr.
Pensacola, FL 32507

Sun and Shine, LLC
James Huber, Matthew Raab,
Michael Raab and Walter Allegro
280 San Reno Dr.
Jupiter, FL 33458

Certified and delivered to Escambia County Tax Collector,
this 9th day of October, 2017.

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.: 13995

October 9, 2017

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

1. That certain mortgage executed by Thomas J. Wilson in favor of Roger T. Devalcourt dated 07/30/2010 and recorded 08/05/2010 in Official Records Book 6621, page 1518 of the public records of Escambia County, Florida, in the original amount of \$50,000.00. Mortgage Modification recorded in O.R. Book 6731, page 1726.
2. Judgment filed by Sun And Shine, LLC; James Huber, Matthew Raab, Michael Raab and Walter Allegro recorded in O.R. Book 6731, page 1726.
3. Taxes for the year 2014-2016 delinquent. The assessed value is \$115,722.00. Tax ID 10-2094-085.

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.: 13995

October 9, 2017

**Lot 15, Block A, Grande Lagoon Lakes, as per plat thereof, recorded in Plat Book 9, Page 49, of the
Public Records of Escambia County, Florida**

18-057

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.: 13995

October 9, 2017

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 10-09-1997, through 10-09-2017, and said search reveals the following:

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

Thomas J. Wilson

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

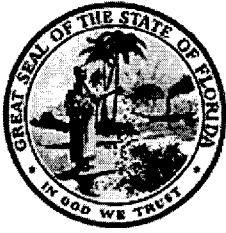
The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. 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: 

October 9, 2017



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 102094085 Certificate Number: 006224 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/02/2018"/>	Redemption Date <input type="text" value="11/15/2017"/>
Months	6	4
Tax Collector	<input type="text" value="\$3,327.85"/>	<input type="text" value="\$3,327.85"/>
Tax Collector Interest	\$299.51	\$199.67
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,633.61	<input type="text" value="\$3,533.77"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$40.50	\$27.00
Total Clerk	\$490.50	<input type="text" value="\$477.00"/> CH
Postage	<input type="text" value="\$21.04"/>	<input type="text" value="\$21.04"/>
Researcher Copies	<input type="text" value="\$11.00"/>	<input type="text" value="\$11.00"/>
Total Redemption Amount	\$4,156.15	\$4,042.81
	Repayment Overpayment Refund Amount	<input type="text" value="\$113.34 + 120 + 200 + 21.04"/>

Redeemer

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

Case # 2015 TD 006224

Redeemed Date 11/15/2017

Name CITIZENS TITLE GROUP INC 7139B N 9TH AVE PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$3,683.61
Postage = TD2	\$21.04
ResearcherCopies = TD6	\$11.00

• 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
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: 102094085 Certificate Number: 006224 of 2015**

**Payor: CITIZENS TITLE GROUP INC 7139B N 9TH AVE PENSACOLA FL 32504 Date
11/15/2017**

Clerk's Check #	176012240	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$3,633.61
		Postage	\$21.04
		Researcher Copies	\$11.00
		Total Received	\$4,156.15

**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>**



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2017 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
10-2094-085	06		2235317007015001

WILSON THOMAS J
5428 PONTE VERDE DR
PENSACOLA, FL 32507

PROPERTY ADDRESS:
5428 PONTE VERDE DR

EXEMPTIONS: *Redeemed*
HOMESTEAD EXEMPTION,
VETERANS

PRIOR YEAR(S) TAXES OUTSTANDING

18-057

15/6224

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	90,353	55,000	35,353	233.91
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	90,353	30,000	60,353	135.67
BY STATE LAW	4.3830	90,353	30,000	60,353	264.53
WATER MANAGEMENT	0.0353	90,353	55,000	35,353	1.25
SHERIFF	0.6850	90,353	55,000	35,353	24.22
M.S.T.U. LIBRARY	0.3590	90,353	55,000	35,353	12.69
TOTAL MILLAGE	14.3268				
			AD VALOREM TAXES		\$672.27

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LT 15 BLK A GRANDE LAGOON LAKES S/D PB 9 P
49 OR 6621 P 1516 SEC 22/26 T 35 R31W

FP FIRE PROTECTION 125.33
GL GRANDE LAGOON STREET LIGHTING 70.44

NON-AD VALOREM ASSESSMENTS \$195.77

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$868.04

If Paid By Please Pay	Nov 30, 2017 \$833.32	Dec 31, 2017 \$842.00	Jan 31, 2018 \$850.68	Feb 28, 2018 \$859.36	Mar 31, 2018 \$868.04
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RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

2017 Real Estate Property Taxes

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2017 833.32
AMOUNT IF PAID BY	Dec 31, 2017 842.00
AMOUNT IF PAID BY	Jan 31, 2018 850.68
AMOUNT IF PAID BY	Feb 28, 2018 859.36
AMOUNT IF PAID BY	Mar 31, 2018 868.04

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
10-2094-085
PROPERTY ADDRESS
5428 PONTE VERDE DR

WILSON THOMAS J
5428 PONTE VERDE DR
PENSACOLA, FL 32507