

17-377

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700234

Date of Tax Deed Application
Apr 25, 2017

This is to certify that **TAX EASE FUNDING 2016-1 LLC**, holder of **Tax Sale Certificate Number 2015 / 6437**, 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: **10-3309-067**

Cert Holder:
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400 DALLAS, TX 75254

Property Owner:
BROWN ROBERT J III EST OF
C/O LINDA J BROWN
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507
ALL LT 12 & S 30 FT OF LT 13 BLK 11 TREASURE HILL PARK PLAT DB 102 P 286 OR 4372 P 1861 OR 5536 P 15 Full legal attached.

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
2015/6437	10-3309-067	06/01/2015	488.82	24.44	513.26

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
2016/5866	10-3309-067	06/01/2016	518.25	6.25	25.91	550.41

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	1,063.67
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	488.47
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,927.14

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.	24,721
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	6.25
19. Total Amount to Redeem	

Done this the 1st day of May, 2017 Scott Lunsford, Tax Collector of Escambia County
Date of Sale: August 7, 2017

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
10-3309-067 2015

ALL LT 12 & S 30 FT OF LT 13 BLK 11 TREASURE HILL PARK PLAT DB 102 P 286 OR 4372 P 1861 OR 5536 P 158

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700234

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS, TX 75254,

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
10-3309-067	2015/6437	06-01-2015	ALL LT 12 & S 30 FT OF LT 13 BLK 11 TREASURE HILL PARK PLAT DB 102 P 286 OR 4372 P 1861 OR 5536 P 158

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
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS, TX 75254

04-25-2017
Application Date

Applicant's signature



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

<p>General Information</p> <p>Reference: 123S322000012011</p> <p>Account: 103309067</p> <p>Owners: BROWN ROBERT J III EST OF</p> <p>Mail: C/O LINDA J BROWN 5405 KEE MEMORIAL DR PENSACOLA, FL 32507</p> <p>Situs: 5405 KEE MEMORIAL DR 32507</p> <p>Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$12,525</td> <td>\$42,813</td> <td>\$55,338</td> <td>\$49,442</td> </tr> <tr> <td>2015</td> <td>\$12,525</td> <td>\$41,026</td> <td>\$53,551</td> <td>\$49,099</td> </tr> <tr> <td>2014</td> <td>\$12,525</td> <td>\$38,738</td> <td>\$51,263</td> <td>\$48,710</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p> <p>★ File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2016	\$12,525	\$42,813	\$55,338	\$49,442	2015	\$12,525	\$41,026	\$53,551	\$49,099	2014	\$12,525	\$38,738	\$51,263	\$48,710
Year	Land	Imprv	Total	Cap Val																	
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<p>Sales Data</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>03/2006</td> <td>5879</td> <td>144</td> <td>\$100</td> <td>OT</td> <td>View Instr</td> </tr> <tr> <td>11/2004</td> <td>5536</td> <td>158</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>02/1999</td> <td>4372</td> <td>1862</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>02/1999</td> <td>4372</td> <td>1861</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>08/1998</td> <td>4304</td> <td>1699</td> <td>\$35,000</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/2006	5879	144	\$100	OT	View Instr	11/2004	5536	158	\$100	WD	View Instr	02/1999	4372	1862	\$100	WD	View Instr	02/1999	4372	1861	\$100	WD	View Instr	08/1998	4304	1699	\$35,000	WD	View Instr	<p>2016 Certified Roll Exemptions</p> <p>HOMESTEAD EXEMPTION, WIDOW</p> <hr/> <p>Legal Description</p> <p>ALL LT 12 & S 30 FT OF LT 13 BLK 11 TREASURE HILL PARK PLAT DB 102 P 286 OR 4372 P 1861 OR 5536 P 158</p> <hr/> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																
03/2006	5879	144	\$100	OT	View Instr																																
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<p>Parcel Information</p> <p>Section Map Id: 12-3S-32-2</p> <p>Approx. Acreage: 0.1792</p> <p>Zoned: HDMU</p> <p>Evacuation & Flood Information Open Report</p>	<p style="text-align: right;">Launch Interactive Map</p> <p style="text-align: center; font-size: 2em; font-weight: bold;">110 75</p> <p style="text-align: right; font-size: 0.8em;">KEE MEMORIAL DR</p> <p style="text-align: center;"> View Florida Department of Environmental Protection (DEP) Data</p>
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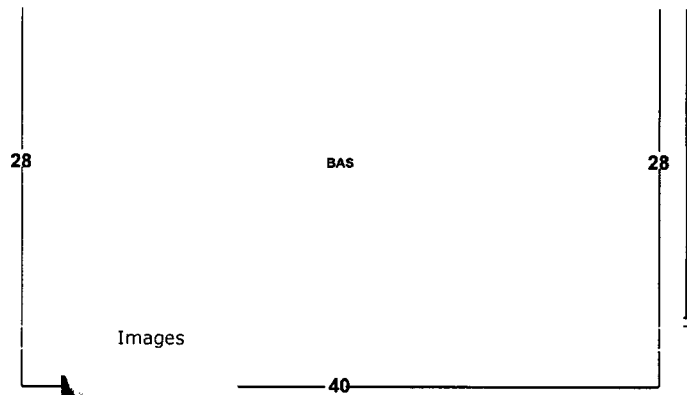
Buildings

Address: 5405 KEE MEMORIAL DR, Year Built: 1979, Effective Year: 1979

<p>Structural Elements</p> <p>DECOR/MILLWORK-AVERAGE</p> <p>DWELLING UNITS-1</p> <p>EXTERIOR WALL-VINYL SIDING</p> <p>FLOOR COVER-VINYL/CORK</p>	
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FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1120 Total SF
BASE AREA - 1120



12/12/02

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:05/08/2017 (tc.2643)

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

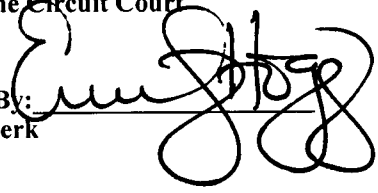
COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 103309067 Certificate Number: 006437 of 2015

Payor: LINDA J BROWN 5405 KEE MEMORIAL DR PENSACOLA, FL 32507 Date 05/09/2017

Clerk's Check #	250418	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$2,049.02
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,626.02 \$ 2099.05

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
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2015 TD 006437

Redeemed Date 05/09/2017

Name LINDA J BROWN 5405 KEE MEMORIAL DR PENSACOLA, FL 32507

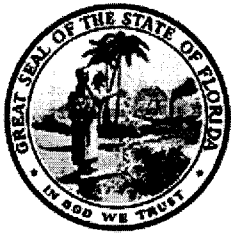
Clerk's Total = TAXDEED	\$477.00	
Due Tax Collector = TAXDEED	\$2,049.02	2099.05
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

• 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: 103309067 Certificate Number: 006437 of 2015

Redemption Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/07/2017"/>	Redemption Date <input type="text" value="05/09/2017"/>
Months	4	1
Tax Collector	<input type="text" value="\$1,927.14"/>	<input type="text" value="\$1,927.14"/>
Tax Collector Interest	\$115.63	\$28.91
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,049.02	<input type="text" value="\$1,962.30"/> 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	\$27.00	\$6.75
Total Clerk	\$477.00	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,626.02	\$2,419.05
	Repayment Overpayment Refund Amount	\$206.97

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 11, 2017

TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS TX 75254

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
2015 TD 006437	\$450.00	\$6.75	\$456.75
2015 TD 009312	\$450.00	\$6.75	\$456.75

TOTAL \$913.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

17-377

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13605

May 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 05-08-1997, through 05-08-2017, and said search reveals the following:

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

Estate of Robert J. Brown, III

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: 

May 9, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13605

May 9, 2017

Lot 12 and the South 30 feet of Lot 13, Block 11, Treasure Hill Park, as per plat thereof, recorded in Deed Book 102, Page 286, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13605

May 9, 2017

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

1. That certain mortgage executed by Terry Lee Baugh and Patricia Baugh in favor of Robert J. Brown and Leola Brown, both deceased dated 05/30/1997 and recorded 05/30/1997 in Official Records Book 4134, page 1568 of the public records of Escambia County, Florida, in the original amount of \$47,000.00.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$55,338.00. Tax ID 10-3309-067.

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: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-7-2017

TAX ACCOUNT NO.: 10-3309-067

CERTIFICATE NO.: 2015-6437

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

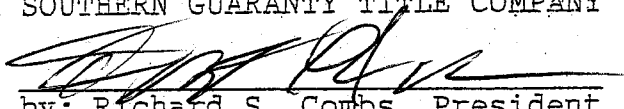
Homestead for 2016 tax year.

Robert J. Brown, III, if alive,
or his Estate if Deceased
c/o Linda J. Brown
5405 Kee Memorial Dr.
Pensacola, FL 32507

Estate of Robert J. & Leola Brown
c/o Robert J. Brown, Jr.
975 Lake Aire Dr.
Pensacola, FL 32506

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

1520

DR BK 5536 P60158
Escambia County, Florida
INSTRUMENT 2004-308797
DEED REC STAMPS PD @ ESC CO \$ 0.70
12/06/04 ERNIE LEE NIBWA, CLERK

Clk's Rec. Fee \$
St. Doc. Stamp Tax
Total \$

STATE OF FLORIDA)
)
COUNTY OF ESCAMBIA) **DEED**

KNOW ALL MEN BY THESE PRESENTS, That I, ROBERT J. BROWN, SR., also known as Robert James Brown, Sr., (herein Grantor), whose mailing address is 975 Lake-Aire Drive, Pensacola, Florida, 32506-6504, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations from the Grantee herein, do bargain, sell, convey, and grant unto ROBERT J. BROWN, SR. and ROBERT J. BROWN, III, as Joint Tenants with right of survivorship (herein Grantee), whose mailing address is 975 Lake-Aire Drive, Pensacola, Florida, 32506-6504, their heirs, personal representatives, successors and assigns, forever, the following described real estate, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Parcel 1:

Lots 31 and 32, Block 12, Treasure Hill Subdivision in accordance with Plat recorded in Deed Book 102, Page 286, of the public records of Escambia County, Florida. The street address of the above property is 5210 Chatham Avenue, Pensacola, Florida 32507.

Parcel 2:

✓ Lot 12 and the South 30 of Lot 13, Block 11, Treasure Hill Park, according to the Plat recorded in Deed Book 102, Page 286, of the public records of Escambia County, Florida. The street address of the above property is 5405 Kee Memorial Drive, Pensacola, Florida 32507.

To have and to hold unto ROBERT J. BROWN, SR. and ROBERT J. BROWN, III, as Joint Tenants with right of survivorship, their heirs, personal representatives, successors and assigns, forever.

The above described property is conveyed subject to real estate taxes for the year 2004 and restrictions, covenants, easements or other matter of record in Escambia County, affecting the above described real estate, if any, none of which is reimposed hereby.

This Deed is executed, delivered and received to create a Joint Tenancy between ROBERT J. BROWN, SR. and ROBERT J. BROWN, III, with the right of survivorship to the survivor of said two named persons, as provided for by Section 689.15, Florida Statutes. The only consideration for the execution and delivery of this Deed is the love and affection of Grantor for his grandson ROBERT J. BROWN, III.

OR BK 5536 P80159
Escambia County, Florida
INSTRUMENT 2004-308797

IN WITNESS WHEREOF, I, ROBERT J. BROWN, SR., also known as Robert James Brown, Sr., have executed this 17 day of November, 2004.

Signed, sealed and delivered
in the presence of:

RCD Dec 06, 2004 04:35 pm
Escambia County, Florida

Patrick G. Emmanuel
Print Name: Patrick G. Emmanuel

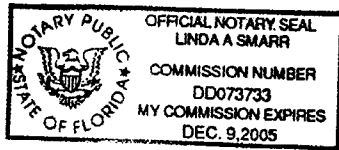
Robert J. Brown Sr.
ROBERT J. BROWN, SR., also known as Robert James Brown, Sr.

Lillian Richardson
Print Name: Lillian Richardson

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-308797

STATE OF FLORIDA)
)
COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me by ROBERT J. BROWN, SR., also known as Robert James Brown, Sr., who personally appeared before me and who is personally known to me or who has produced Florida Drivers License as identification, this 17th day of November, 2004.



Linda A. Smarr
Printed Name: _____
Notary Public, State of Florida
Commission No.: _____
Commission Expires: _____

(NOTARY SEAL)

Property Appraiser's Parcel ID No.:

This Instrument Was Prepared By: ✓
Patrick G. Emmanuel of
EMMANUEL, SHEPPARD & CONDON
30 South Spring Street
Post Office Drawer 1271
Pensacola, Florida 32596

U:\PGE\LAAb104261-Brown, Sr\Deed to Ill 11-8-04.doc

10.50
164.50
94.00

REG. FEE
SE. STP.
TOTAL

State of Florida }
Escambia County }

MORTGAGE DEED

OR BK 4134 PG1568
Escambia County, Florida
INSTRUMENT 97-389301

Know all Men by these Presents, That TERRY LEE BAUGH AND PATRICIA BAUGH,

for and in consideration of the sum of FORTY SEVEN THOUSAND AND NO/100----- (\$47,000.00)

DOLLARS, to..... in hand paid and the receipt whereof is hereby acknowledged, have granted, bar-
rained and sold, and by these presents do grant, bargain, sell, and convey unto the said ROBERT J. BROWN
AND LEOLA BROWN,

their..... heirs, and assigns, forever, the following described real estate, situate,
lying and being in the..... County of Escambia, State of Florida, to wit:

All of Lot 12, S. 30' of Lot 13, Block 11,
Treasure Hill Park, Plat DB 102 P 288.
OR 2853 P. 455

MTG DOC STAMPS PD @ ESC CO \$ 164.50
05/30/97 ERNIE LEE WAGMAN, CLERK
By: *[Signature]*
INTANGIBLE TAX PD @ ESC CO \$ 94.00
05/30/97 ERNIE LEE WAGMAN, CLERK
By: *[Signature]*

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, the whole free from all exemption and right of homestead.

And... WE..... the said mortgagor S....., for..... and their..... heirs, do covenant with the said mortgagee S..... their..... heirs and assigns, that... WE... ARE..... well seized of said property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, said mortgagor S..... shall and will warrant, and by these presents forever defend, the said premises unto the said mortgagee S..... their..... heirs and assigns against the lawful claims of all and every person or persons whomsoever.

THE FOREGOING CONVEYANCE is intended to be, and is, a first..... mortgage to secure the payment of one..... promissory note..... of date date herewith..... for the sum of..... FORTY SEVEN THOUSAND AND NO/100----- (\$47,000.00) Dollars made by the said TERRY LEE AND PATRICIA BAUGH..... payable to the order of the said ROBERT J. BROWN AND LEOLA BROWN

..... the said mortgagee S with a monthly payment of \$312.70 per month including principal and interest for 30 years. First payment due July 1, 1997. There will be a 10.00 late charge after 5 days. offer date, with interest from date..... until paid, at the rate of 7% per cent per annum computed monthly..... the said interest and principal payable..... nt 10140 Sinton Drive, Pensacola, FL 32507

The Mortgagor, S..... covenant..... that..... t. he y..... will keep perfect and unimpaired the security hereby given; that..... t. he y..... will keep the improvements upon said mortgaged property insured for a sum not less than Forty Seven Thousand Dollars and No/100..... dollars, in an insurance company, or insurance companies, to be approved by the mortgagee S....., loss, if any, payable to the mortgagee S..... as interest may appear, until such note....., be fully paid; that..... t. he y..... will pay all taxes, assessments and charges which may or might become liens superior to that hereby created and that if such insurance be not procured or maintained, or such taxes, assessments and charges be not paid, the mortgagee S..... may procure and maintain such insurance, and pay such taxes, assessments and charges; and the lien hereby created shall extend to all such sums expended, with interest at the rate of..... per cent. per annum.

The mortgagor S..... agree..... that the indebtedness covered by this mortgage shall become immediately due and payable, and this mortgage shall become immediately foreclosable, for all sums secured hereby if the said indebtedness, or any part thereof, or the said interest, or any installment thereof, shall not be paid according to the terms of the said note....., or if the mortgagor S..... shall omit the doing of anything herein required to be done for the protection of the mortgagee S....., and all cost and expenses, including reasonable attorney's fee and commissions, incurred in collecting this mortgage debt, shall be a part of the mortgage debt and a lien upon the mortgaged property, and if a foreclosure of this mortgage be had, or a suit to foreclose the same rightfully begun,..... t. he y..... will pay all cost and expenses of the said suit, including reasonable attorney's fee, to the attorney of the complainant foreclosing, which cost and fees shall be included in the lien of this mortgage and in the sum decreed upon foreclosure.

IN WITNESS WHEREOF, WE..... have hereunto set OUR hands..... and seals..... this 30th day of May..... A.D. 1997.

Signed, sealed and delivered in the presence of

[Handwritten signatures]
.....
.....
.....
.....

[Handwritten signature] (Seal)
Terry Lee Baugh
[Handwritten signature] (Seal)
Patricia Baugh
..... (Seal)
..... (Seal)

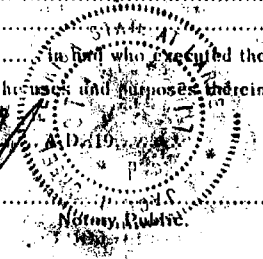
RCD May 30, 1997 11:19 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-389301

State of Florida }
Escambia County }

Before the subscriber personally appeared Terry Lee Baugh and Patricia Baugh..... known to me, and known to me to be the individual S..... described by said name S..... to him who executed the foregoing instrument, and acknowledged that..... t. he y..... executed the same for the uses and purposes herein set forth.

Given under my hand and official seal, this..... day of.....
[Handwritten signature]
My Commission expires.....



JACK R. CREEL
Notary Public - State of FL
Comm. Exp. April 9, 1998
Comm. No. CC 362924

IS VERIFIED BY
 PERSONALLY KNOWN TO ME

State of Florida }
Escambia County

WARRANTY DEED

Know All Men by These Presents: That Terry Lee Baugh and Patricia Baugh

for and in consideration of Ten Dollars and other good and valuable considerations
DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Robert J. Brown and Leola Brown
10140 Sinton Drive, Pensacola, FL 32507

Their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the Escambia County of Florida State of Florida
to-wit:

All of Lot 12, S. 30' of Lot 13, Block 11,
Treasure Hill Park, Plat DB 102 P286.
OR 2853 P. 455

OR BK 4372 PG1861
Escambia County, Florida
INSTRUMENT 99-580377

THIS IS A CORRECTIVE DEED

"This deed is to correct the plat DB page number
from P288 to P286"

DEED DOC STAMPS PD @ ESC CO \$ 0.70

02/17/99 ERNIE LEE MAGAHA, CLERK

By: *Ernie Lee Magaha*

RCD Feb 17, 1999 10:46 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-580377

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

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that our heirs, executors and administrators, the said grantee^s, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of FEBRUARY A. D. 1999.

Signed, sealed and delivered in the presence of

Jean M. Baird
JOAN M. BAIRD
J. R. Creel
JACK R. CREEL

Terry Lee Baugh (SEAL)
Terry Lee Baugh (SEAL)
Patricia Baugh (SEAL)
Patricia Baugh (SEAL)

State of Florida }
Escambia County

Before the subscriber personally appeared Terry Lee Baugh
, and Patricia Baugh

his wife, known to me, and known to me to be the individuals described by said name in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of FEBRUARY 1999

This instrument was prepared by:

Address

Notary Public

JACK R. CREEL

"Notary Public-State of FL"
Comm. Exp. Sept. 27, 2002
Comm. No. CC 778453

My commission expires
ID VERIFIED BY:
 PERSONALLY KNOWN TO ME

RCD Jul 25, 2002 02:27 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-988808

6
This instrument prepared by:
✓ DENIS A. BRASLOW
Attorney at Law
917 N. 12th Avenue
Pensacola, FL 32501


RE: Leola Brown/Lot 15, Bowling Green S/D

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared Denis A. Braslow, who first being duly sworn, deposed and said:

1. That he is a proper person to make this affidavit and has direct and personal knowledge of the matters contained herein.
2. That Jerome Merritt, Jr. executed a mortgage in favor of Robert J. Brown and Leola Brown, which mortgage was recorded in O.R. Book 3937 at Page 471.
3. That a Satisfaction of the above referenced mortgage was recorded on June 13, 2001, in O.R. Book 4722 at Page 1661; however, said satisfaction omitted the signature of Leola Brown.
4. That Affiant herein ~~has examined a true and certified copy of the death certificate for the said Leola Brown, and that decedent died in Pensacola, Florida, on July 31, 2000, prior to the execution of the above referenced Satisfaction of Mortgage.~~
5. That Robert J. Brown and Leola Brown were married to each other at the time of her death.



Denis A. Braslow

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Sworn to and subscribed before me this 24th day of July, 2002, by Denis A. Braslow, who is personally known to me.





Notary Public
My commission expires: