APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 1700175

To: Tax Collector of ES	CAMBIA COUNTY	, Florida				
i, AFFILIATED TAX CO LLC - 4 PO BOX 645040 CINCINNATI, OH 45264-50 hold the listed tax certificate	40,		Collector and make tax deed application thereon:			
Account Number	Certificate No.	Date	Legal Description			
10-4464-644	2015/6747	06-01-2015	LOT 36 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II S/D PB 17 P 22 & 22A OR 7168 P 119			
 pay all delinquent 	nding tax certificates plus and omitted taxes, plus ir tor's fees, ownership and e	nterest covering th	,			
	tificate on which this applic	cation is based and	all other certificates of the same legal description			
Electronic signature on file AFFILIATED TAX CO LLC TAX CO LL PO BOX 645040 CINCINNATI, OH 45264	C - 414 US BANK % AFFI	LIATED	<u>04-19-2017</u>			
			Application Date			

Applicant's signature

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700175

Date of Tax Deed Application Apr 19, 2017

This is to certify that **AFFILIATED TAX CO LLC - 414 US BANK % AFFILIATED TAX CO LL**, holder of **Tax Sale Certificate Number 2015 / 6747**, 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: **10-4464-644**

Cert Holder:

AFFILIATED TAX CO LLC - 414 US BANK % AFFILIATED TAX CO LL PO BOX 645040CINCINNATI, OH 45264-5040

Property Owner:
PRESTON KEVIN &
PRESTON AMANDA
16296 NARWHAL DR
PENSACOLA, FL 32507

LOT 36 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II S/D PB 17 P 22 & 22A OR 7168 P 119

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
2015/6747	10-4464-644	06/01/2015	1,914.10	95.71	2,009.81

2016/6142 10-4464-644 06/01/2016 1,902.26 6.25 95.11 2,003.62

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	4,013.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1393.47
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)	5,781.90
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	6.25
19. Total Amount to Redeem	

Done this the <u>24th</u> da	y of	April, 2017	Scott	Lunsford,	Tax	Collector of	Escambia	Çoxunty	County

Date of Sale:

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

10-4464-644 2015



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

Back

Navigate Mode

Account O Reference

Printer Friendly Version

General Information

Reference: Account:

104464644

Owners:

PRESTON KEVIN & PRESTON AMANDA

153S323000360008

Mail:

16296 NARWHAL DR PENSACOLA, FL 32507

Situs:

16207 TARPON DR 32507

Use Code:

VACANT RESIDENTIAL P

Taxing **Authority:**

COUNTY MSTU

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Assess	Assessments							
Year	Land	Imprv	Total	Cap Val				
2016	\$85,500	\$0	\$85,500	\$85,500				
2015	\$108,585	\$0	\$108,585	\$108,585				
2014	\$108,585	\$0	\$108,585	\$108,585				

Disclaimer

Amendment 1/Portability Calculations

★ File for New Homestead Exemption Online

Sales Data

Official Records Sale Date Book Page Value Type (New

View Instr

Window) 08/28/2014 7221 959 \$115,000 WD View Instr 04/28/2014 7168 119 \$79,900 WD View Instr 12/20/2010 6671 1736 \$100 CT View Instr 04/2005 5620 1691 \$525,000 WD View Instr 07/2004 5463 299 \$299,900 WD View Instr

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

06/2004 5444 1689 \$189,900 WD

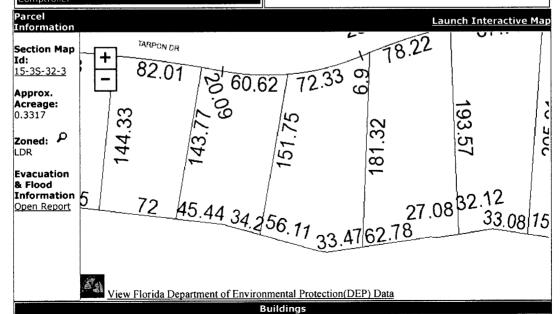
2016 Certified Roll Exemptions

Legal Description

LOT 36 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II S/D PB 17 P 22 & 22A OR 7221 P 959

Extra Features

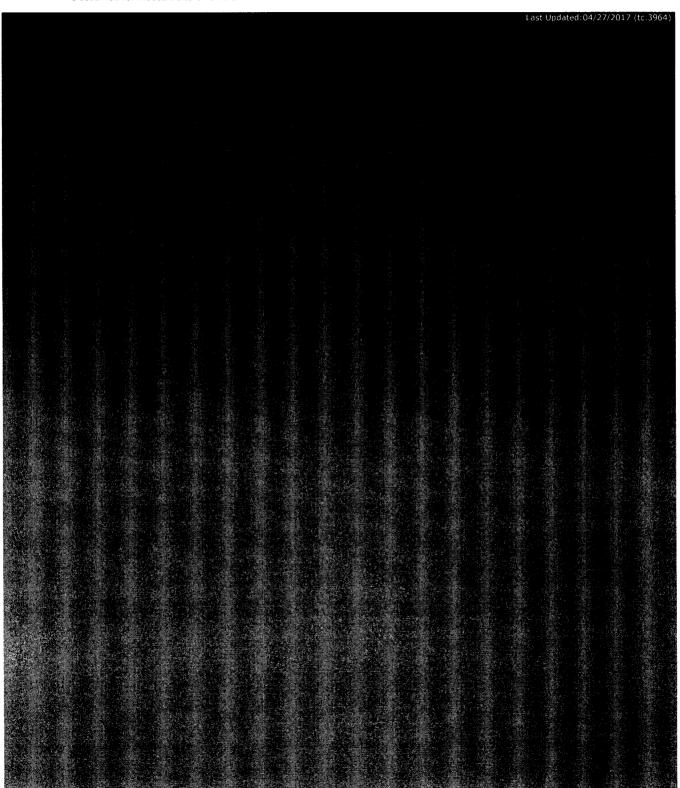
None





2/10/05

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.



under, or the escape, spillage, emission or release from the Property of any Hazardous Material regardless of whether or not caused by or within the control of Mortgagor, (b) the violation of any Environmental Laws relating to or affecting the Property, whether or not caused by or within the control of Mortgagor, (c) the failure by Mortgagor to comply fully with the terms and provisions of this paragraph, or (d) any warranty or representation made by Mortgagor in this paragraph being false or untrue in any material respect. For purposes of this Mortgage, "Hazardous Material" means and includes petroleum products, any flammable explosives, radioactive materials, asbestos or any material containing asbestos, and/or any hazardous, toxic or dangerous waste, substance or material defined as such in (or for the purposes of) the Environmental Laws. For the purpose of this Mortgage, "Environmental Laws" means the Comprehensive Environmental Response, Compensation and Liability Act, the Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, any "Super Fund" or "Super Lien" law, or any other federal, state, or local law, regulation, or decree regulating, relating to, or imposing liability or standards of conduct concerning any petroleum products, any flammable explosives, radioactive materials, asbestos or any material containing asbestos, and/or any hazardous, toxic or dangerous waste, substance or material, as may now or at any time hereafter be in effect. The obligations and liabilities of Mortgagor under this paragraph shall survive the foreclosure of the Mortgage, the delivery of a deed in lieu of foreclosure, the cancellation or release of record of this Mortgage or the payment and cancellation of the Note; or if otherwise expressly permitted in writing by the Mortgagee, the sale or alienation of any part of the Property.

- 9. Mortgagor shall be in default under this Mortgage upon the occurrence of any of the following.
- (a) Default in the payment or performance of any of the obligations, or of any covenant or warranty, in this Mortgage, in the Note(s) or other document executed in connection herewith, or in any other note of Mortgagor or Borrower to Mortgagee or any contract between Mortgagor or Borrower and Mortgagee; or in any contract between any third party and Mortgagee made for the benefit of Mortgagor; or
- (b) Any warranty, representation or statement made or furnished to Mortgagee by or on behalf of Mortgagor or Borrower in connection with this transaction proving to have been false in any material respect when made or furnished; or
- (c) Loss, theft, substantial damage, destruction to or of the Property, or the assertion or making of any levy, seizure, mechanic's or materialman's lien or attachment thereof or thereon; or
- (d) Death, dissolution, termination of existence, insolvency, business failure, appointment of a Receiver for any part of the property of, assignment for the benefit of creditors by, filling of a bankruptcy petition by or against, or the inability to pay debts in the ordinary course of business of the Mortgagor or any comaker, endorser, guarantor or surety for Mortgagor or Borrower; or
- (e) Failure of a corporate Mortgagor or Borrower or any co-maker, endorser, guarantor or surety for Mortgagor or Borrower to maintain its corporate existence in good standing or
- (f) Upon the entry of any monetary judgement of the assessment or filing of any tax lien against Mortgagor or Borrower; or upon the issuance of any written of gamishment or attachment against any property, debts due or rights of Mortgagor or Borrower; or
- (g) The sale (including sale by land contract upon delivery of possession), transfer or encumbrance of all or any part of the Property or any interest therein, or any change in the ownership or control of any corporate or partnership Mortgagor or Borrower, without Mortgagee's prior written consent; or
- (h) If Mortgagee should otherwise deem itself, its security interest, the Property or the indebtedness evidenced by the Note(s) unsafe or Insecure; or should Mortgagee otherwise believe that the prospect of payment or other performance is impaired.
- 10. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the Note(s) secured hereby. If there is a default in any of the terms, conditions or coverants of this mortgage or of any of the Note(s) secured hereby, then at the option of the Mortgagee, and without prior notice to the Mortgagor, all sums then owing by the Mortgagor or any other obligor on the Note(s) to the Mortgagee shall become immediately due and payable, the Mortgagee may in addition pursue all other rights and remedies available against any Mortgagor or any borrower or other obligor under the Note(s) under applicable provisions of Florida Law and of any other law governing the Note(s). This mortgage shall remain as security for full payment of all indebtedness evidenced by the Note(s) and for performance of any obligation evidenced by the Note(s) or any document executed in connection therewith, notwithstanding the sale or release of any or all of the Property, the assumption by another party of Mortgagor's obligations under the Note(s) or this mortgage, the forbearance or extension of time or payment of the indebtedness evidenced by the Note(s) or any one of same or the release of any party who has assumed or incurred any obligation for the repayment of any indebtedness evidenced by the Note(s) and secured by this mortgage. None of the foregoing shall in any way affect the full force and effect of the lien of this mortgage or impair the Mortgagoe's right to any other mendies against the Mortgagor or any other obligors under the Note(s). Any forbearance by the Mortgagoe in exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be a waiver of Mortgagee's right to accelerate maturity of the indebtedness evidenced by the Note(s) or any other document related thereto.
- 11. Mortgagor understands that upon default hereunder, along with other remedies set out herein and in the above referenced Note(s), the Mortgagee may foreclose upon the mortgaged premises and ask for a deficiency judgement. Mortgagor hereby expressly waives and relinquishes any appraisal rights which Mortgagor may have under Florida Law and understands and agrees that a deficiency judgement, if pursued by Mortgagee, shall be determined by the highest priced bid at the judicial sale of the Property.
- 12. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall be applicable to all genders and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise. The liability of the Mortgagor hereunder shall, if more than one, be joint and several. The designations "corporate", "corporation", and "partnership" include limited liability companies and limited liability partnerships.

WITNESS:	Mortgagor is an Indiv	vidual:	
m_	(SFAL)	hille	(SE/
		VENIAL DOPOZONI	>
(Print Name)		KEVIN PRESTON	
Str	(SEAL)	-	(SE/
/ 1			
(Print Name)			-
	(SEAL)		(SE
(Print Name)			
lotarization of Acknowledgement in an	Individual Capacity	!	
TATE OF FLORIDA			
OUNTY OF Escandora			
The foregoing instrument was ackn	=		day of
argust . 2014 by	Kenin Pres	Person Acknowledging)	·
-	•		
	<u>`</u> _	ignature of Notary Public - State of Fl	•
NA.	(Print Tyr	avy Autum e, or Stamp Commissioned Name of	Notary Public)
TRACY RATEN			, , , , , , , , , , , , , , , , , , , ,
MY COMMISSION # FF 102 EXPIRES: April 11, 201	Personally Know Produced Identi	wnOR fication	
Bended Thru Budget Holory Serv	Type of Identific	ation Produced PDL	
lotarization of Acknowledgement in a R	Representative Cap	acity	
STATE OF FLORIDA			
COUNTY OF			
The foregoing instrument was ackr	nowledged before me t	his	day of
, by		ame of Person)	as
(Type of Authority)	for `	of Party on Behalf of Whom Instrumen	t Was Executed)
(Type of Additionary)	(**************************************		
	(5	Signature of Notary Public - State of F	lorida)
	•		
	·		

Construction Loan. If this box is marked, this Mortgage is made for the purpose of securing a loan for constructing, improving or adding to a building on the Property or improving the Property, and shall constitute a construction mortgage, as defined in the Code.

TO HAVE AND TO HOLD, all the said Property unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises herein above described in fee simple absolute (or such other estate; if any, as is stated hereinbefore), that he has good, right, and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except as listed in the title opinion or title insurance policy which Mortgagee has obtained in the transaction in which Mortgagee obtained this Mortgage of the coverants to warrant generally and forever defend title to the premises as herein conveyed unto the Mortgagee, from and against all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor (and where more than one, each jointly and severally) covenants and agrees as follows:

- 1. That if he is a maker or obligor on the Note(s), he will promptly pay the principal of and interest on the indebtedness evidenced by the said Note(s) and any subsequent note or agreement evidencing additional advances, at the time and in the manner therein provided. Mortgagor shall timely pay and perform any obligation, covenant or warranty contained not only in this mortgage but also any other mortgage, or writing which gives rise to, or which may constitute a lien upon any of the Property. Upon request of Mortgagor promptly shall furnish satisfactory evidence of such payment or performance. Mortgagor shall not enter into, terminate, cancel or amend any material lease or contract affecting the Property or any part thereof without the prior written consent of the Mortgagee.
- 2. That the lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of or any other modification relating to the indebtedness or any part thereof secured hereby.
- 3. That he will pay as they become due all mortgage loan insurance premiums, taxes, assessments, water rates, and other governmental or municipal charges, fines or imposition, assessed against the property hereby mortgaged. If the Mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the same rate as the principal debt secured hereby (from the date of such advance) and shall be secured by this mortgage.
- 4. That he will keep the Property in as good order and condition as it is now, reasonable wear and tear excepted, and will not commit or permit any waste thereof.
- 5. That he will continuously maintain fire, flood and such other hazard insurance as the Mortgagee may require on the improvements which form a part of the Property, now or hereafter constructed on the Property, and will pay promptly when due any premiums on the insurance. If it is determined at any time that any of the Property is located in a flood hazard area as defined in the Flood Disaster Protection Acts of 1973, the Mortgagor shall obtain and maintain flood insurance on Property at Mortgagor's expense for as long as this Mortgage is in effect. Flood insurance coverage shall be in an amount equal to the lesser of (i) the maximum amount secured as set forth herein or (ii) the maximum limit of coverage made available for the particular type of property under applicable law. If the Mortgagor shall fail to procure or maintain hazard or flood insurance coverage in the specified amount for the Property within a reasonable time of receiving notice from Mortgagee of either the requirement or of the lapse of an existing policy, Mortgagee may, but shall not be obligated to, expend for the account of Mortgagor any sums which may be necessary to purchase the required hazard or flood insurance, which shall accure interest from the time expended until paid at the rate set forth in the Note(s). Mortgagor shall cause all policies and renewals thereof to be delivered to the Mortgagee. All insurance shall be carried with companies approved by Mortgagor shall contain a loss payable clause (New York long form) in favor of and in a form acceptable to Mortgagee. In the event of loss, Mortgagor will give immediate written notice to Mortgagee, who may make proof of loss if such is not made promptly by the Mortgagor. Each insurer is hereby authorized and directed to make payment for such loss directly and solely to the Mortgagee, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration of the Property damaged, bu
- 6. That he hereby assigns all the rents, issues, and profits of the Property from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have appointed a receiver of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits toward the payment of the debt secured hereby. Mortgagor hereby appoints Mortgagee as Mortgagor's attorney-in-fact to collect any rents and profits, with or without suit, and to apply the same, less expenses of collection to any indebtedness owing under the Note(s) in any manner as Mortgagee may desire.
- 7. That he will pay as they become due the principal and interest on all notes, obligations, contracts or agreements, secured by any mortgage, llen, or security interest having priority over this mortgage as to the Property described herein. If the Mortgagor falls to make any of the payments as provided in this section, Mortgagee may pay the same and add any amounts so paid to the principal debt, and all sums so paid shall bear interest at the same rate as the principal debt secured hereby and shall be secured by this mortgage.
- 8. Mortgagor for itself, its successors, and assigns represents, warrants and agrees that (a) neither Mortgagor nor any other person has used or installed any Hazardous Material (as hereinafter defined) on the Property or received any notice from any governmental agency, entity or other person with regard to Hazardous Materials on, from or affecting the Property; (b) neither Mortgagor or any other person has violated any applicable Environmental Laws; (as hereinafter defined) relating to or affecting the Property; (c) the Property is presently in compliance with all Environmental Laws; there are no circumstances presently existing upon or under the Property, or relating to the Property which may violate any applicable Environmental Laws; and there is not now pending, or threatened, any action, suit, investigation or proceeding against Mortgagor relating to the Property (or against any other party relating to the Property) seeking to enforce any right or remedy under any of the Environmental Laws; (d) the Property shall be kept free of Hazardous Materials, and shall not be used to generate, manufacture, transport, treat, slore, handle, dispose, or process Hazardous Materials on the Property or suffer the presence of Hazardous Materials on the Property; (f) Mortgagor shall not cause nor permit the installation of Hazardous Materials in the Property nor a release of Hazardous Material onto or from the Property or suffer the presence of Hazardous Materials on the Property; (f) Mortgagor shall all all times comply with and ensure compliance by all other parties with all applicable Environmental Laws; (g) the Mortgagor has obtained and will at all times continue to obtain and/or maintain all licenses, permits and/or other governmental or regulatory actions necessary to comply with Environmental Laws (the "Permits") and the Mortgagor shall immediately give the Beneficiary oral and written notice in the event that Mortgagor receives any notice from any governmental agency, entity, or any other party with regard to Haza

Page 2 of 4

Recorded in Public Records 09/03/2014 at 04:10 PM OR Book 7221 Page 962, Instrument #2014064404, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50 MTG Stamps \$249.55 Int. Tax \$142.50

Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons, P.A. 307 South Palafox Street Pensacola, FL 32502

STATE OF FLORIDA	
Prepared by and return to	
507534750609001916	



MORTGAGE OF REAL ESTATE AND SECURITY AGREEMENT

THIS MORTO KEVIN PRES		da	ay of August, 2014	, by
16296 Narwh	al Dr., Pensacola, FL 3250	7-0000		
"Mortgagee"). 1290, Whitevi		and existing under the	given to BRANCH BANKING AND TRUST COMPAN laws of the State of North Carolina, whose address is BB&T	
(the *Borrow	er" if not the Mortgagor	executed in favor of	gee, as evidenced by a certain promissory note dated the f Mortgagee in the principal sum of: NRS & 00/100	29th day of Dollars
described, a	ch are incorporated her long with any other not	ein by reference. Wher es, additional advance	plus interest thereon, and any renewals, extensions or re used herein, the term "Note" or "Notes" shall be deem agreements, or other documents now or hereafter evid gee. The final maturity date of the Note is	or modifications thereto, the ed to include the note above encing any debt whatsoever
hereby ackno		does hereby grant, bary	One Dollar (\$1.00) in hand paid by Mortgagee, the receipt gain, sell, mortgage, assign and convey unto the Mortgage	

LOT 36, BLOCK H, RUSSELL BAYOU AT INNERARITY ISLAND PHASE 2, A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 32 WEST, INNERARITY ISLAND, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 17, AT PAGES 22 AND 22A, OF THE PUBLIC RECORDS OF SAID COUNTY.

Together with (I) all buildings, improvements, hereditaments, and appurtenances thereunto appertaining, as far as they may now or hereafter during the term of this indenture belong to or be used in connection with the occupancy of any building existing or to be constructed on such property; (ii) all fixtures, equipment and accessions and attachments thereto now or hereafter attached or used in connection with the operation of such property, and all replacements, additions, and betterments to or of any of the foregoing; (iii) all rights in now existing and hereafter arising easements, rights of way, rights of access, water rights and courses, sewer rights and other rights appertaining thereto; (iv) all as-extracted collateral including without limitation all gas, oil and mineral rights of every nature and kind, all timber to be cut and all other rights appertaining thereto; and (v) all leases, rents and profits therefrom. The real property, buildings, improvements, fixtures, equipment, accessions thereto, appurtenances and all replacements and additions thereof and thereto, all leases and rents therefrom, and all other collateral described above are hereinafter collectively referred to as the "Property".

If any of the Property is of a nature such that a security interest therein can be perfected under the Florida Uniform Commercial Code (the "Code"), this indenture shall constitute a security agreement and financing statement, and the Mortgagor hereby authorizes the Mortgagee to complete and to file any UCC Financing Statement and amendment thereof which Mortgagee deems necessary to perfect, renew or continue such security interest under the Code.

This Mortgage is granted and conveyed to secure: (i) prompt payment of the Note(s) and all renewals, extensions, modifications and substitutions thereof; (ii) the performance of all other obligations set forth therein and in any loan agreement or security instrument in connection herewith; (iii) all future advances made to the Mortgagor, or other obligor on the Note(s) if not the Mortgagor, not to exceed the maximum aggregate principal amount of \$71,250.00 , whether evidenced by the original Note(s) or any subsequent Note(s), notwithstanding whether any such subsequent Note is a part of the transaction governing the Note(s) or is of the same kind or class, provided that each such subsequent Note or other evidence of indebtedness shall reference that it is secured by this Mortgage; (iv) all sums expended by the Mortgage to protect and preserve the Property, including without limitation all taxes and insurance premium; and (v) all costs of collection of the Note(s), including without limitation all reasonable attorneys' and paralegal fees, court costs, publication fees and related costs.

Page 1 of 4

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: 16207 Tarpon Drive LEGAL ADDRESS OF PROPERTY: 16207 Tarpon 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, Wilson, Spain & Parsons P.A. 13020 Sorrento Road Pensacola, FL 32507 AS TO SELLER(S): WITNESSES TO SELLER(S): TW Land and Real Estate, Inc., a Georgia Printed Name: corporation By: Heping Ma, Chief Executive Officer Printed Name: WITNESSES TO BUYER(S): AS TO BUYER(S): Kevin Preston

This form approved by the Escambia County Board of County Commissioners

Effective: 4/15/95

Amanda Preston

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: 16207 Tarpon Drive LEGAL ADDRESS OF PROPERTY: 16207 Tarpon 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, Wilson, Spain & Parsons P.A. 13020 Sorrento Road Pensacola, FL 32507 WITNESSES TO SELLER(S): AS TO SELLER(S): TW Land and Real Estate, Inc., a Georgia corporation By: Heping Ma, Chief Executive Officer WITNESSES TO BUYER(S): AS TO BUYER(S): Kevin Preston Printed Name: Amanda Preston Printed Name:

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

Reçorded in Public Records 09/03/2014 at 04:10 PM OR Book 7221 Page 959, Instrument #2014064403, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$805.00

Corporate Warranty Deed

This Indenture, made, August 29, 2014 A.D.

Between TW Land and Real Estate, Inc., a Georgia corporation whose post office address is: 1127 Pearl Mist Dr SW, Lilburn, GA 30047 a corporation existing under the laws of the State of Georgia, Grantor and Kevin Preston and Amanda Preston, husband and wife whose post office address is: 16296 Narwhal Drive, 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 36, BLOCK H, RUSSELL BAYOU AT INNERARITY ISLAND PHASE 2, A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 32 WEST, INNERARITY ISLAND, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 17, AT PAGES 22 AND 22A, OF THE PUBLIC RECORDS OF SAID COUNTY.

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

Parcel Identification Number: 153S32-3000-360-008

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.

TW Land and Real Estate, Inc., a Georgia corporation

Signed and Sealed in Our Presence:

Man Print Home My Charles Areadow

Winner Print Name Array Chartle Char

State of County of Elorida Gengia

Heping Ma
Its: Chief Executive Officer

V LAND AND REAL ESTATE INC CORPORATE SEAL EST. 2013 USA

The foregoing instrument was acknowledged before me this 28th day of August, 2014, by Heping Ma, the Chief Executive Officer of TW Land and Real Estate, Inc., a Georgia corporation A corporation existing under the laws of the State of Georgia, on behalf of the corporation. He/She is personally known to me or has produced as identification.

Prepared by: William E. Farrington, II, an employee of Wilson, Harrell, Farrington, Ford, et.al., P.A., 307 South Palafox Street Pensacola, Florida 32502

File Number: 1-48895

Florida Corporate Deed/Letter

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

Scott Lunsford Escambia County Tax Collector

P.O. Box 1312 Pensacola, FL 32591	
CERTIFICATION:	TITLE SEARCH FOR TDA
TAX DEED SALE DATE: 7-3-2017	
TAX ACCOUNT NO.: 10-4464-644	
CERTIFICATE NO.: 2015-6747	
In compliance with Section 197.256 is a list of names and addresses cagencies having legal interest in described property. The above refebeing submitted as proper notifications	of those persons, firms and/or or claim against the above erenced tax sale certificate is
YES NO	
X Notify City of Pensacola	, P.O. Box 12910, 32521
X Notify Escambia County,	190 Governmental Center, 32502
X Homestead for tax	year.
Kevin Preston Amanda Preston 16296 Narwhal Dr. Pensacola, FL 32507 Property address: 16207 Tarpon Dr.	Branch Banking & Trust Company P.O. Box 1290 Whiteville, NC 28472 Russell Bayou HOA 908 Gardengate Circle Pensacola, FL 32504
Pensacola, FL 32507	
Certified and delivered to Escambithis 26th day of April , 201	a County Tax Collector, 7
SOUTHERN GUARANTY TITLE COMPANY	

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.: 13531 April 25, 2017

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

- 1. That certain mortgage executed by Kevin Preston in favor of Branch Banking & Trust Co. dated 08/29/2014 and recorded 09/03/2014 in Official Records Book 7221, page 962 of the public records of Escambia County, Florida, in the original amount of \$71,250.00.
- 2. Subject to interest of Russell Bayou Homeowners Association.
- 3. Taxes for the year 2014-2016 delinquent. The assessed value is \$85,500.00. Tax ID 10-4464-644.

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.: 13531 April 25, 2017

Lot 36, Block H, Russell Bayou at Innerarity Island Phase 2, as per plat thereof, recorded in Plat Book 17, Page 22 & 22A, of the Public Records of Escambia County, Florida

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.: 13531 April 25, 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 04-27-1997, through 04-27-2017, and said search reveals the following:

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

Kevin Preston and Amanda Preston, husband and wife

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:

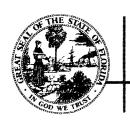
SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

April 25, 2017



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 10, 2017

AFFILIATED TAX CO LLC-414 US BANK PO BOX 645040 CINCINNATI OH 45264

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 006747	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

Very truly yours,

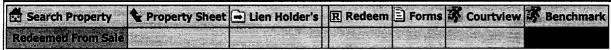
PAM CHILDERS

Clerk of Circui Cou

By:

Emily Hogg

Tax Deed Division





PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 104464644 Certificate Number: 006747 of 2015

Redemption Yes >	Application Date 04/19/2017	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 07/03/2017	Redemption Date 05/04/2017
Months	3	1
Tax Collector	\$5,781.90	\$5,781.90
Tax Collector Interest	\$260.19	\$86.73
Tax Collector Fee	\$6.25	\$6,25
Total Tax Collector	\$6,048.34	\$5,874.88
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$20.25	\$6,75
Total Clerk	\$470.25	\$456.75
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$6,618.59	\$6,331.63
	Repayment Overpayment Refund Amount	\$286.96

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 006747 Redeemed Date 05/04/2017

Name KEVIN PRESTON 3068 CARRIE TAYLOR CIR CLARKVILLE TN 37043

Date	Docket	Desc	Amount Owed		Amount Due Payee Name
			• For Office Use	Only	y \
Research	erCopies = TD	06		\$40	ο.φο
Postage =	TD2	- 1-		\$6	1.00
Due Tax	Collector = TA	AXDEED		\$8	1948.34 \$1 DIL 63
Clerk's To	otal = TAXDE	ED		\$47	70.25

- 1	
- 1	
	FINANCIAL SUMMARY
ı	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: 104464644 Certificate Number: 006747 of 2015

Payor: KEVIN PRESTON 3068 CARRIE TAYLOR CIR CLARKVILLE TN 37043 Date 05/04/2017

Clerk's Check # 1	Clerk's Total	\$\\7 0. 2 5
Tax Collector Check # 1	Tax Collector's Total	\$6,048.34
	Postage	\$60.00
	Researcher Copies	\$40.00
	Total Received	-\$6,618.59 \$60

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



OTC - Receipt

Your payment has been successfully processed

OTC Receipt Number: 18479685

05/04/2017 11:51 AM

Service Information

Payment Amount

Amount: \$6011.63

Service Fee: \$210.41

Total: \$6222.04

Credit Card Info

Name on Card: kevin s preston

Card Number: *********1002

There is a non-refundable 3.5% fee per transaction to provide this service.

This service fee is charged by MyFloridaCounty.com.

per Jelephone Call

Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details. For information on refunds or for general inquiries, please call customer support on (877) 326 8689.