

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700495

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
BRISINGER FUND 1, LLC  
BRISINGER FUND 1, LLC  
1338 S FOOTHILL DRIVE #129  
SALT LAKE CITY, UT 84108,

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
12-1755-000	2015/8328	06-01-2015	BEG AT SW COR OF SEC N 0 DEG 0 MIN 8 SEC E ALG W LI 1314 46/100 FT FOR POB CONT N 0 DEG 0 MIN 8 SEC E 659 72/100 FT S 89 DEG 59 MIN 33 SEC E 1325 86/100 FT S 0 DEG 2 MIN 17 SEC E 659 53/100 FT S 89 DEG 59 MIN 58 SEC W 1326 33/100 FT TO POB AND BEG AT SW COR OF SEC N 0 DEG 0 MIN 8 SEC E ALG W LI 1974 18/100 FT FOR POB CONT N 0 DEG 8 MIN 8 SEC E 659 72/100 FT TO NW COR OF SW1/4 OF SEC S 89 DEG 59 MIN 3 SEC E ALG N LI OF W1/2 OF SW1/4 1325 40/100 FT S 0 DEG 2 MIN 17 SEC E 659 53/100 FT N 89 DEG 59 MIN 33 SEC W 1325 86/100 FT TO POB OR 3105 P 616/617 OR 1557/1610 P 640/532 OR 3131 P 681 OR 5357 P 181 CASE NO 92-1577-CA-01

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  
BRISINGER FUND 1, LLC  
BRISINGER FUND 1, LLC  
1338 S FOOTHILL DRIVE #129  
SALT LAKE CITY, UT 84108

06-22-2017  
Application Date

\_\_\_\_\_  
Applicant's signature

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
12-1755-000 2015

BEG AT SW COR OF SEC N 0 DEG 0 MIN 8 SEC E ALG W LI 1314 46/100 FT FOR POB CONT N 0 DEG 0 MIN 8 SEC E 659 72/100 FT S 89 DEG 59 MIN 33 SEC E 1325 86/100 FT S 0 DEG 2 MIN 17 SEC E 659 53/100 FT S 89 DEG 59 MIN 58 SEC W 1326 33/100 FT TO POB AND BEG AT SW COR OF SEC N 0 DEG 0 MIN 8 SEC E ALG W LI 1974 18/100 FT FOR POB CONT N 0 DEG 8 MIN 8 SEC E 659 72/100 FT TO NW COR OF SW1/4 OF SEC S 89 DEG 59 MIN 3 SEC E ALG N LI OF W1/2 OF SW1/4 1325 40/100 FT S 0 DEG 2 MIN 17 SEC E 659 53/100 FT N 89 DEG 59 MIN 33 SEC W 1325 86/100 FT TO POB OR 3105 P 616/617 OR 1557/1610 P 640/532 OR 3131 P 681 OR 5357 P 181 CASE NO 92-1577-CA-01

17-662

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1700495

**Date of Tax Deed Application**  
Jun 22, 2017

This is to certify that **BRISINGER FUND 1, LLC**  
**BRISINGER FUND 1, LLC**, holder of **Tax Sale Certificate Number 2015 / 8328**, 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: **12-1755-000**

**Cert Holder:**  
**BRISINGER FUND 1, LLC**  
**BRISINGER FUND 1, LLC**  
**1338 S FOOTHILL DRIVE #129 SALT LAKE CITY, UT**  
**84108**

**Property Owner:**  
**ROOSE STANLEY R**  
**2111 W CHASE ST**  
**PENSACOLA, FL 32501-3072**

BEG AT SW COR OF SEC N 0 DEG 0 MIN 8 SEC E ALG W LI 1314  
46/100 FT FOR POB CONT N 0 DEG 0 MIN 8 SEC 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
2015/8328	12-1755-000	06/01/2015	83.14	31.18	114.32

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
2017/7444	12-1755-000	06/01/2017	125.51	6.25	6.28	138.04
2016/7640	12-1755-000	06/01/2016	95.55	6.25	18.63	120.43
2014/7904	12-1755-000	06/01/2014	84.03	6.25	46.64	136.92

**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)

509.71  
0.00  
0.00  
200.00  
175.00  
  
884.71

**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

6.25

Done this the 22nd day of June, 2017 Scott Lunsford, Tax Collector of Escambia County


Date of Sale: December 4, 2017 By Candice Lewis



# 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:	225N313201000000
Account:	121755000
Owners:	ROOSE STANLEY R
Mail:	2111 W CHASE ST PENSACOLA, FL 32501-3072
Situs:	OFF MCNEAL RD 32568
Use Code:	IMPROV. AGRICULTURAL- MISC IMPRV. 
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	BRATT/ERNEST WARD/NORTHVIEW
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2016	\$3,443	\$3,000	\$6,443	\$3,443
2015	\$3,443	\$0	\$3,443	\$3,443
2014	\$3,443	\$0	\$3,443	\$3,443
<a href="#">Disclaimer</a>				
<a href="#">Amendment 1/Portability Calculations</a>				
★ <a href="#">File for New Homestead Exemption Online</a>				

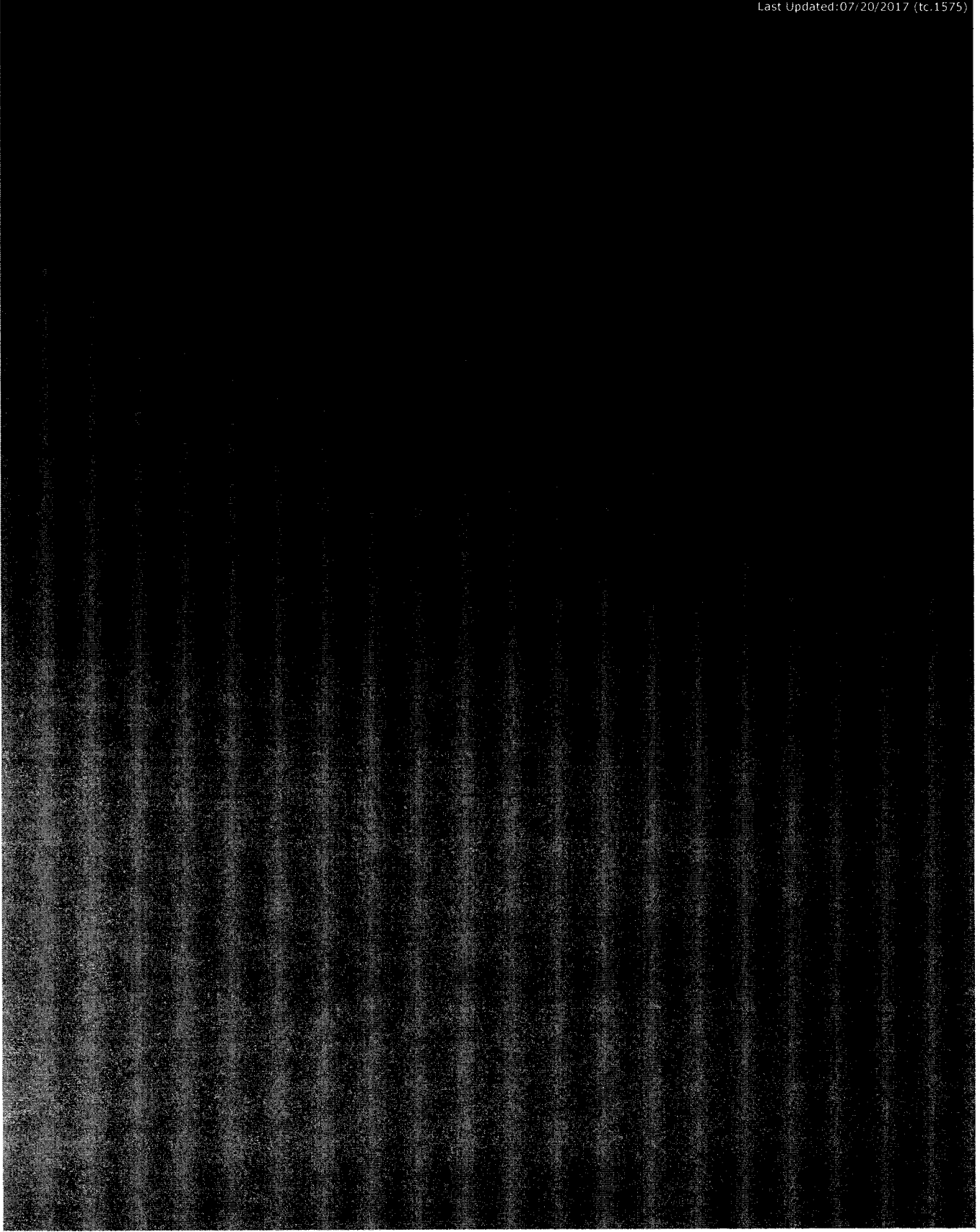
Sales Data						2016 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None	
01/2004	5357	181	\$100	WD	<a href="#">View Instr</a>		
02/1992	3131	681	\$100	WD	<a href="#">View Instr</a>		
12/1991	3105	617	\$100	QC	<a href="#">View Instr</a>		
12/1991	3105	616	\$100	QC	<a href="#">View Instr</a>		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description	
						BEG AT SW COR OF SEC N 0 DEG 0 MIN 8 SEC E ALG W LI 1314 46/100 FT FOR POB CONT N 0 DEG 0 MIN 8 SEC E 659 72/100...	
						Extra Features	
						BARN	

Parcel Information		Launch Interactive Map	
<b>Section Map Id:</b> 22-5N-31			
<b>Approx. Acreage:</b> 40.0000			
<b>Zoned:</b> Agr			
<b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>			
		<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>	
		<b>Buildings</b>	
		<b>Images</b>	

None

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

Last Updated: 07/20/2017 (tc.1575)





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

**Tax Deed - Redemption Calculator**

**Account: 121755000 Certificate Number: 008328 of 2015**

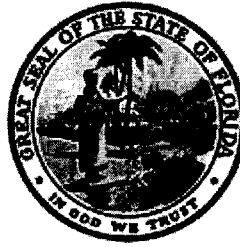
Redemption 
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/04/2017"/>	Redemption Date <input type="text" value="08/17/2017"/>
Months	6	2
Tax Collector	<input type="text" value="\$884.71"/>	<input type="text" value="\$884.71"/>
Tax Collector Interest	\$79.62	\$26.54
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$970.58	<u>\$917.50</u> 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	\$13.50
Total Clerk	\$490.50	<u>\$463.50</u> 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	\$1,561.08	\$1,381.00
	Repayment Overpayment Refund Amount	\$180.08

Notes

**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 008328**

**Redeemed Date 08/17/2017**

**Name STANLEY R ROOSE 805 RIO VISTA DR PENSACOLA BEACH, FL 32561**

Clerk's Total = TAXDEED	\$400.50
Due Tax Collector = TAXDEED	\$970.58
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

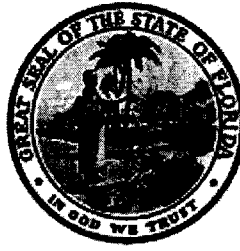
**• For Office Use Only**

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
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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  
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 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: 121755000 Certificate Number: 008328 of 2015**

**Payor: STANLEY R ROOSE 805 RIO VISTA DR PENSACOLA BEACH, FL 32561 Date 08/17/2017**

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$970.58
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	<del>\$1,521.08</del>
			<b>\$1061.00</b>

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: Whitney Coppage  
 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 and Comptroller, Escambia County

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

August 29, 2017

BRISINGER FUND 1 LLC  
1338 S FOOTHILL DRIVE #129  
SALT LAKE CITY UT 84108

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 008328	\$450.00	\$13.50	\$463.50

**TOTAL \$463.50**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

Filing # 61178319 E-Filed 08/31/2017 10:16:35 AM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2017 CO 005465 A

STANLEY RUSSELL ROOSE  
810 RIO VISTA DRIVE  
PENSACOLA BCH, FL 32561

DIVISION: III  
DATE OF BIRTH: 01/18/1955

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On AUGUST 29, 2017, an order assessing fines, costs, and additional charges was entered against the Defendant, **STANLEY RUSSELL ROOSE**. Defendant has failed to make payment in full in accordance with this order. Therefore,

**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$65.00**, which shall bear interest at the rate prescribed by law, **5.05%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida.

*Amy P. Brodersen*

Signed by COUNTY COURT JUDGE AMY BRODERSEN  
on 08/30/2017 17:27:02 BJ1p5Y7m

COUNTY JUDGE

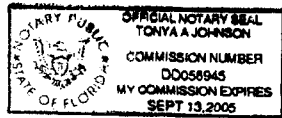
CERTIFIED TO BE A TRUE COPY  
ORIGINAL ON FILE IN THIS CASE  
WITNESS MY HAND AND OFFICE  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: *Pam Childers* D.C.  
DATE: *08/31/17*



(Bank)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Roger Huffman Vice President of Bank of Pensacola acknowledged the foregoing instrument before me this 10<sup>th</sup> day of June 2005, on behalf of the banking corporation. He is known to me, and he did not take an oath.



{NOTARIAL SEAL}

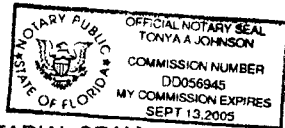
  
TONYA A. JOHNSON

(Type/Print Name of Notary)  
My Commission No: DD056945  
My Commission Expires: Sept. 13, 2005

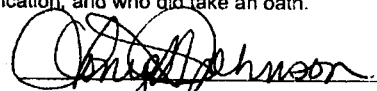
(by Mortgagor)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June, 2005, by Stanley R. Roose, who ( ) is as personally known to me, or (X) who has shown me FL Driver License as identification, and who did take an oath.



{NOTARIAL SEAL}

  
TONYA A. JOHNSON

(Type/Print Name of Notary)  
My Commission No: DD056945  
My Commission Expires: Sept. 13, 2005

(by Mortgagor)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20, by \_\_\_\_\_ who ( ) is as personally known to me, or ( ) who has shown me \_\_\_\_\_ as identification, and who did take an oath.

{NOTARIAL SEAL}

(Type/Print Name of Notary)  
My Commission No: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

This instrument prepared by:  
Jean B. Bowles  
Bank of Pensacola  
P. O. Box 12966  
Pensacola FL 32501-2966

**State of Florida**  
**COUNTY OF ESCAMBIA**

**ADDITIONAL ADVANCE  
MORTGAGE MODIFICATION AGREEMENT**

THIS MORTGAGE MODIFICATION AGREEMENT is made and entered into on this 14<sup>th</sup>  
day of June, 2005, by and between Stanley R. Roose, an unmarried man (herein referred to as  
"Mortgagor") and Bank of Pensacola, (hereinafter referred to as "Bank"),

**WITNESSETH:**

WHEREAS, Stanley R. Roose, an unmarried man (hereinafter referred to as "Borrower"),  
executed a promissory note to Bank in the original amount of Two Hundred Seventy One  
Thousand Four Hundred Ten and 00/100 Dollars, (\$271,410.00) (hereinafter referred to as the  
"Note");

WHEREAS, to secure the Note, Mortgagor executed a Mortgage (hereinafter referred to as  
the "Mortgage") to Bank which was dated March 3, 2004, and recorded in Official Records  
Book 5357, Page 0185, Public Records of Escambia County, Florida; and executed an  
Assignment of Leases, Rents and Profits to Bank which was dated March 3, 2004, and  
recorded in Official Records Book 5357, Page 0194, Public Records of Escambia County,  
Florida; and an Additional Advance and Mortgage Modification Agreement dated April 3, 2005  
Recorded in Official Book 5634 pages 1091 - 1092, Public Records of Escambia County,  
Florida; and

WHEREAS, Borrower desires to borrow an additional Twenty Thousand & 00/100 Dollars,  
(\$20,000.00) from Bank, and Borrower has agreed to execute and deliver to Bank as evidence  
of such additional loan (mark one):

- ☐ A Note Modification Agreement that amends the Note,  
☒ An additional promissory note in the principal amount of the additional loan,  
☐ A new Note, in the principal sum of \$ \_\_\_\_\_ in. amendment of and in  
replacement and substitution for the original Note,

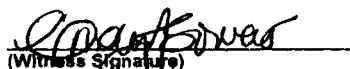
Of even date herewith; and

WHEREAS, Bank is willing to lend such additional sum to Borrower on condition, among  
other, that Mortgagor execute and deliver this Mortgage Modification Agreement.

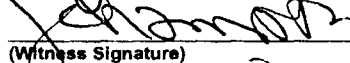
NOW, THEREFORE, in consideration of the additional loan made by Bank to Borrower and  
other valuable consideration, receipt of which is hereby acknowledged, Mortgagor and Bank  
agree that the Mortgage secures the payment as and when due of the principal sum of Two  
Hundred Ninety Five Thousand One Hundred Eighty One & 03/100 Dollars (\$295,181.03), as  
evidenced by the Note or Notes described above, together with any note or notes hereafter  
delivered in extension or renewal of, or in substitution for, any of the foregoing, and all interest  
now or hereafter owed or accruing on all of the foregoing.

Mortgagor and Bank agree that all other terms of the Mortgage shall remain in full force  
and effect.

IN WITNESS WHEREOF, the parties have executed this Mortgage Modification Agreement  
and caused their seals to be affixed hereto on the day and year first above written.

  
(Witness Signature)

Cindy A. Bowles  
(Type or Print Name of Witness)

  
(Witness Signature)

Stanley R. Roose  
(Type or Print Name of Witness)

  
Mortgagor Stanley R. Roose (Seal)

\_\_\_\_\_  
Mortgagor (Seal)

\_\_\_\_\_  
Mortgagor (Seal)

BY:   
Roger Huffman, Bank of Pensacola  
Its: Vice President

RCD Mar 04, 2004 02:16 pm  
Escambia County, Florida

**EXHIBIT "A"**

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-212945

Commence at the Southwest corner of Section 22, Township 5 North, Range 31 West, Escambia County, Florida; thence go North 00 degrees 00 minutes 08 seconds East along the West line of the aforesaid Section 22 a distance of 1314.46 feet to the Point of Beginning; thence continue North 00 degrees 00 minutes 08 seconds East a distance of 659.72 feet; thence go South 89 degrees 59 minutes 33 seconds East a distance of 1325.86 feet; thence go South 00 degrees 02 minutes 17 seconds East a distance of 659.53 feet; thence go South 89 degrees 59 minutes 58 seconds West a distance of 1326.33 feet to the Point of Beginning. The above described parcel of land is situated in Section 22, Township 5 North, Range 31 West, Escambia County, Florida, and contains 20.081 acres.

AND:

Commence at the Southwest corner of Section 22, Township 5 North, Range 31 West, Escambia County, Florida; thence go North 00 degrees 00 minutes 08 seconds East along the West line of the aforesaid Section 22 a distance of 1974.18 feet to the Point of Beginning; thence continue North 00 degrees 00 minutes 08 seconds East a distance of 659.72 feet to the Northwest corner of the Southwest Quarter of the aforesaid Section 22; thence go South 89 degrees 59 minutes 03 seconds East along the North line of the West half of the aforesaid Southwest Quarter a distance of 1325.40 feet; thence go South 00 degrees 02 minutes 17 seconds East a distance of 659.53 feet; thence go North 89 degrees 59 minutes 33 seconds West a distance of 1325.86 feet to the Point of Beginning. The above described parcel of land is situated in Section 22, Township 5 North, Range 31 West, Escambia County, Florida, and contains 20.074 acres.

Parcel 3:

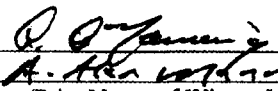
Lots 3 and 4, Block 41, Maxent Tract, according to map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906. All lying and being in Escambia County, Florida.

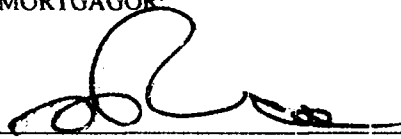
4.05 ENTIRE AGREEMENT, WAIVER OF JURY TRIAL. It is understood and agreed that: ANY CONTEMPORANEOUS OR PRIOR REPRESENTATIONS, STATEMENTS, UNDERSTANDINGS AND AGREEMENTS, ORAL OR WRITTEN, BETWEEN MORTGAGOR AND MORTGAGEE ARE MERGED INTO THIS MORTGAGE, WHICH ALONE FULLY AND COMPLETELY EXPRESSES THEIR AGREEMENT, AND THAT THE SAME IS ENTERED INTO AFTER FULL INVESTIGATION, NEITHER PARTY RELYING ON ANY STATEMENT OR REPRESENTATION MADE BY THE OTHER WHICH IS NOT EMBODIED IN THIS MORTGAGE. MORTGAGEE AND MORTGAGOR HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTION OF EITHER PARTY. THIS PARAGRAPH IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE MAKING THE LOAN TO BORROWER.

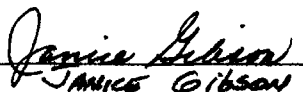
IN WITNESS WHEREOF, the Mortgagor, in pursuance of due and legal action of its stockholders and Board of Directors has executed these presents by causing its name to be signed by its President, and its corporate seal to be affixed hereto the day and year first above written.

Signed, sealed and delivered  
in the presence of:

MORTGAGOR:

  
[Type/Print Name of Witness]

  
Stanley R. Roose

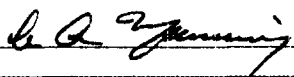
  
[Type/Print Name of Witness]

STATE OF FLORIDA           )  
                                      :  
COUNTY OF ESCAMBIA    )

The foregoing instrument was acknowledged before me this 3rd day of March, 2004, by STANLEY R. ROOSE, who ( ) is personally known to me or (✓) has shown me a driver license as identification.

**A. ALAN MANNING**  
Notary Public, State of Florida  
My Comm. Expires Aug. 19, 2005  
Comm. No. DD 039650

(NOTARIAL SEAL)

  
\_\_\_\_\_  
(Print/Type Name)  
NOTARY PUBLIC  
Commission number: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

This instrument prepared by:  
A. ALAN MANNING, Esquire  
Clark, Partington, Hart, Larry,  
Bond & Stackhouse  
Post Office Box 13010  
Pensacola, FL 32591-3010  
(850) 434-9200

CPH&H file no. 04-0185

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

MTG DOC STAMPS PD @ ESC CO \$ 950.25  
03/04/04 ERNIE LEE MAGNIA, CLERK

INTANGIBLE TAX PD @ ESC CO \$ 542.82  
03/04/04 ERNIE LEE MAGNIA, CLERK

For Clerk's Use Only

### MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT, dated the 3rd day of March, 2004 from STANLEY R. ROOSE, an unmarried man, whose address is 3025 Palm Street, Gulf Breeze, Florida 32561 (hereinafter the "Mortgagor"), to BANK OF PENSACOLA, a Florida banking corporation, whose address is Post Office Box 12966, Pensacola, FL 32591-2966, (hereinafter the "Mortgagee"), WITNESSETH:

#### RECITALS:

A. Mortgagor is the sole shareholder of PENSACOLA LANDSCAPE & IRRIGATION CONTRACTORS, INC., a Florida corporation (the "Borrower").

B. Mortgagee has agreed to make a loan to Borrower as described herein, provided such loan be secured by, among other things, the Premises (as defined below) which are owned by Mortgagor.

C. Mortgagor, as the sole shareholder of Borrower, acknowledges and agrees that he will derive a substantial benefit from the loan to Borrower described herein and, accordingly, has agreed to execute this Mortgage and other documents related to the loan to Borrower.

#### SECTION 1.

1.01 PREMISES. Mortgagor, for and in consideration of the premises, as security for the Secured Indebtedness, as that term is hereinafter defined, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby bargain, sell, convey and grant unto the Mortgagee, its successors and assigns, the following (hereinafter collectively the "Premises"):

A. REAL PROPERTY. That certain real property lying and being in Escambia County, Florida and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

B. IMPROVEMENTS. All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Real Property, all building materials, plans, specifications, drawings and books and records pertaining to design or construction of any buildings, structures and improvements now or hereafter situated on the Real Property, and all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, plumbing and heating fixtures, carpeting and other floor coverings, fire extinguishers and any other safety equipment required by governmental regulation or law, washers, dryers, water heaters, mirrors, mantles, air conditioning apparatus, refrigeration plants, refrigerators, cooking apparatus and appurtenances, window screens, awnings and storm

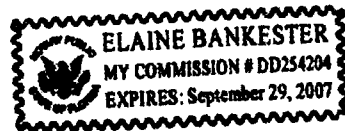
OR BK 5357 PGO 182  
Escambia County, Florida  
INSTRUMENT 2004-212943

RCD Mar 04, 2004 02:16 PM  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-212943

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

ON THIS 28 day of January, 2003 before the undersigned,  
personally appeared MARY ALICE ROOSE, who is  
( ) personally known to me to be the individual described in the  
foregoing deed,  
or ( X ) who produced Florida Drivers License as  
identification and who executed the foregoing Quit Claim Deed, and  
acknowledged that she executed the same for the uses and purposes therein  
expressed.



Elaine Bankster  
NOTARY PUBLIC

This instrument prepared by:  
Stanley Roose  
5057 Soundside Drive  
Gulf Breeze, FL 32563  
(850) 932-2068

*Without benefit of title search*

OR BK 5357 PGO 181  
Escambia County, Florida  
INSTRUMENT 2004-212943

DEED DOC STAMPS PR @ ESC CO \$ 0.70  
03/04/04 ERNIE LEE MORGAN, CLERK

QUIT CLAIM DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Made this 28 day of January, 2004:  
by **MARY ALICE ROOSE**,  
an un-married woman, the Grantor,

and

**STANLEY R. ROOSE**,  
an un-married man, the Grantee.

**KNOW ALL MEN BY THESE PRESENTS:** That the Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does remise, release and quit claim unto the Grantee, his heirs, personal representatives, administrators and assigns, forever, the following described property situated in the County of Escambia, State of Florida, to-wit:

BEG AT SW COR OF SEC N 0 DEG 0 MIN 8 SEC E ALG W LI 1314 46/100 FT FOR POB CONT N 0 DEG 0 MIN 8 SEC E 659 72/100 FT S 89 DEG 59 MIN 33 SEC E 1325 86/100 FT S 0 DEG 2 MIN 17 SEC E 659 53/100 FT S 89 DEG 59 MIN 58 SEC W 1326 33/100 FT TO POB AND BEG AT SW COR OF SEC N 0 DEG 0 MIN 8 SEC E ALG W LI 1974 18/100 FT FOR POB CONT N 0 DEG 8 MIN 8 SEC E 659 72/100 FT TO NW COR OF SW1/4 OF SEC S 89 DEG 59 MIN 3 SEC E ALG N LI OF W1/2 OF SW1/4 1325 40/100 FT S 0 DEG 2 MIN 17 SEC E 659 53/100 FT N 89 DEG 59 MIN 33 SEC W 1325 86/100 FT TO POB OR 3105 P 616/617 OR 1557/1610 P 640/532 OR 3131 P 681 CASE NO 92-1577-CA-01

Parcel ID # 225N31-3201-000-000

**THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR**

**SUBJECT TO** covenants, restrictions, and easements of record and taxes for the current year.

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

**IN WITNESS WHEREOF**, Grantor has hereunto set her hand and seal on this the 28 day of January, 2004.

Signed, sealed and delivered  
in the presence of:

Amanda Smith

Witness, printed name: Amanda Smith

Mary Alice Roose

MARY ALICE ROOSE, Grantor

Elaine Bankester

Witness, printed name: Elaine Bankester

Address:

804 Bid Vista Drive  
Pensacola Beach FL 32561

# 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: 12-4-2017

TAX ACCOUNT NO.: 12-1755-000

CERTIFICATE NO.: 2015-8328

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 State of Florida/  
Escambia County, 190 Governmental Center, 32502

   X Homestead for    tax year.

Stanley R. Roose  
2111 W. Chase St.  
Pensacola, FL 32501  
and  
810 Rio Vista Dr.  
Pensacola Beach, FL 32561

Coastal Bank & Trust  
formerly Bank of Pensacola  
125 W. Romana St.  
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,  
this 11th day of September, 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.: 13946

September 11, 2017

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

1. That certain mortgage executed by Stanley R. Roose in favor of Coastal Bank & Trust formerly Bank of Pensacola dated 03/03/2004 and recorded 03/04/2004 in Official Records Book 5357, page 185 of the public records of Escambia County, Florida, in the original amount of \$271,410.00. Assignment of Rents and Leases recorded in O.R. Book 5337, page 194. Additional Advance Agreement recorded in O.R. Book 5673, page 898.
2. Judgment filed by State of Florida recorded in O.R. Book 7776, page 163.
3. MSBU Lien filed by Escambia County recorded in O.R. Book 4322, page 1.
4. Taxes for the year 2014-2016 delinquent. The assessed value is \$7,000.00. Tax ID 12-1755-000.

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.: 13946

September 11, 2017

**225N313201000000 - Full Legal Description**

BEG AT SW COR OF SEC N 0 DEG 0 MIN 8 SEC E ALG W LI 1314 46/100 FT FOR POB CONT N 0 DEG 0 MIN 8 SEC E 659 72/100 FT S 89 DEG 59 MIN 33 SEC E 1325 86/100 FT S 0 DEG 2 MIN 17 SEC E 659 53/100 FT S 89 DEG 59 MIN 58 SEC W 1326 33/100 FT TO POB AND BEG AT SW COR OF SEC N 0 DEG 0 MIN 8 SEC E ALG W LI 1974 18/100 FT FOR POB CONT N 0 DEG 8 MIN 8 SEC E 659 72/100 FT TO NW COR OF SW1/4 OF SEC S 89 DEG 59 MIN 3 SEC E ALG N LI OF W1/2 OF SW1/4 1325 40/100 FT S 0 DEG 2 MIN 17 SEC E 659 53/100 FT N 89 DEG 59 MIN 33 SEC W 1325 86/100 FT TO POB OR 3105 P 616/617 OR 1557/1610 P 640/532 OR 3131 P 631 OR 5357 P 181  
CASE NO 92-1577-CA-01

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

17-662  
Redeemed

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 13946

September 11, 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 09-11-1997, through 09-11-2017, and said search reveals the following:

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

Stanley R. Roose

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: 

September 11, 2017