

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800222

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154,

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 |
|----------------|-----------------|------------|---|
| 13-0266-000 | 2016/7926 | 06-01-2016 | W1/2 OF LT 136 BLK 14 OLD CITY TRACT OR 7215 P 193 0 CA 74 |

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
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

04-25-2018
Application Date

Applicant's signature

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800222

Date of Tax Deed Application
Apr 25, 2018

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2016 / 7926**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **13-0266-000**

Cert Holder:
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

Property Owner:
KAPLE PROPERTIES LLC
118 S BAYLEN ST
PENSACOLA, FL 32502
W1/2 OF LT 136 BLK 14 OLD CITY TRACT OR 7215 P 193 0 CA 74

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 |
|-------------------------|----------------|------------|----------------------------|----------|----------|
| 2016/7926 | 13-0266-000 | 06/01/2016 | 3,521.37 | 176.07 | 3,697.44 |

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 |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|----------|
| 2017/7748 | 13-0266-000 | 06/01/2017 | 3,568.87 | 6.25 | 178.44 | 3,753.56 |

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)

7,451.00
0.00
3,322.67
200.00
175.00
11,148.67

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, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 1st day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 1, 2018

By *Jennifer M. Cassidy*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
13-0266-000 2016



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: 000S009001001136
Account: 130266000
Owners: KAPLE PROPERTIES LLC
Mail: 118 S BAYLEN ST
 PENSACOLA, FL 32502
Situs: 109 W INTENDENCIA ST 32502
Use Code: PROFESSIONAL BLDG.
Taxing Authority: DOWNTOWN, PENSACOLA CITY LIMITS
Schools (Elem/Int/High): GLOBAL LEARNING
 ACADEMY/WORKMAN/PENSACOLA
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

| Year | Land | Imprv | Total | Cap Val |
|------|-----------|----------|-----------|-----------|
| 2017 | \$103,890 | \$55,133 | \$159,023 | \$159,023 |
| 2016 | \$103,890 | \$53,159 | \$157,049 | \$157,049 |
| 2015 | \$103,890 | \$49,429 | \$153,319 | \$153,319 |

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)
[File for New Homestead Exemption Online](#)

Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|------------|------|------|-----------|------|-------------------------------|
| 08/22/2014 | 7215 | 1930 | \$170,000 | WD | View Instr |
| 09/2004 | 5494 | 1515 | \$175,000 | WD | View Instr |
| 12/2002 | 5041 | 903 | \$100 | WD | View Instr |
| 11/2001 | 4839 | 114 | \$100 | WD | View Instr |
| 02/1998 | 4786 | 1544 | \$52,000 | WD | View Instr |

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

2017 Certified Roll Exemptions

None

Legal Description

W1/2 OF LT 136 BLK 14 OLD CITY TRACT OR 7215 P 1930 CA 74

Extra Features

BLOCK/BRICK GARAGE

Parcel Information

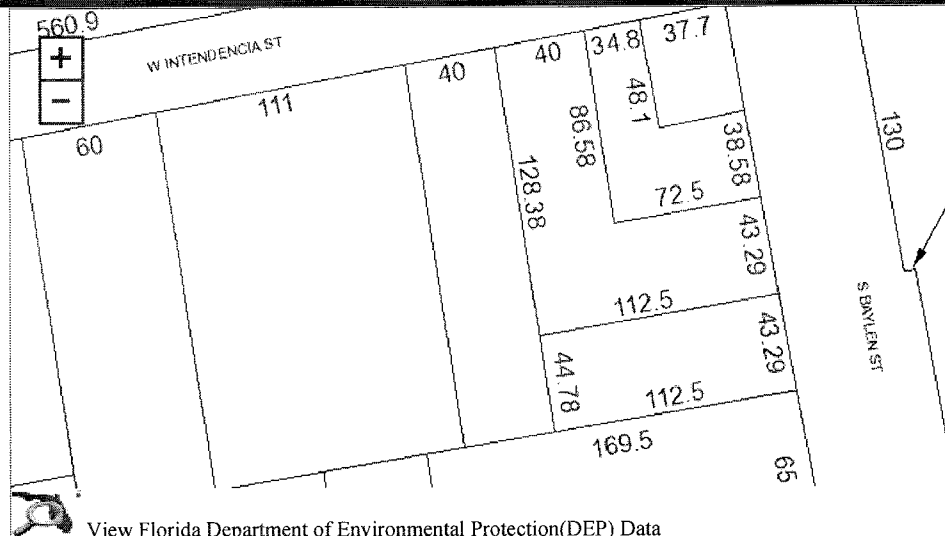
[Launch Interactive Map](#)

Section Map Id:
 CA074

Approx. Acreage:
 0.1590

Zoned:
 C-2A

Evacuation & Flood Information
[Open Report](#)


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

Buildings

Address: 109 W INTENDENCIA ST, Year Built: 1937, Effective Year: 1970

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-COMMON

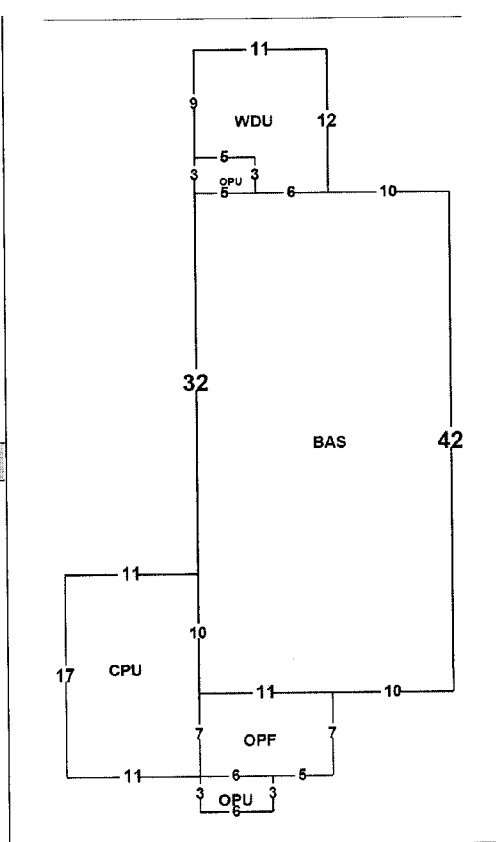
FLOOR COVER-TILE/STAIN CONC/BRICK

FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-9
STRUCTURAL FRAME-WOOD FRAME



Areas - 1296 Total SF

BASE AREA - 882
CARPORT UNF - 187
OPEN PORCH FIN - 77
OPEN PORCH UNF - 33
WOOD DECK UNF - 117



Address: 109 INTENDENCIA 1/2, Year Built: 1937, Effective Year: 1970

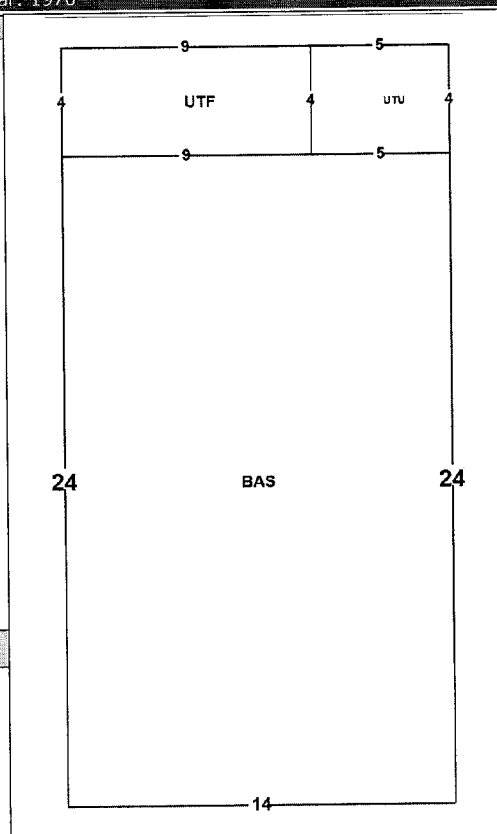
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-TILE/STAIN CONC/BRICK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-10
STRUCTURAL FRAME-WOOD FRAME



Areas - 392 Total SF

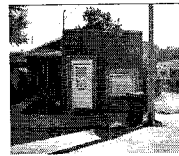
BASE AREA - 336
UTILITY FIN - 36
UTILITY UNF - 20



Images



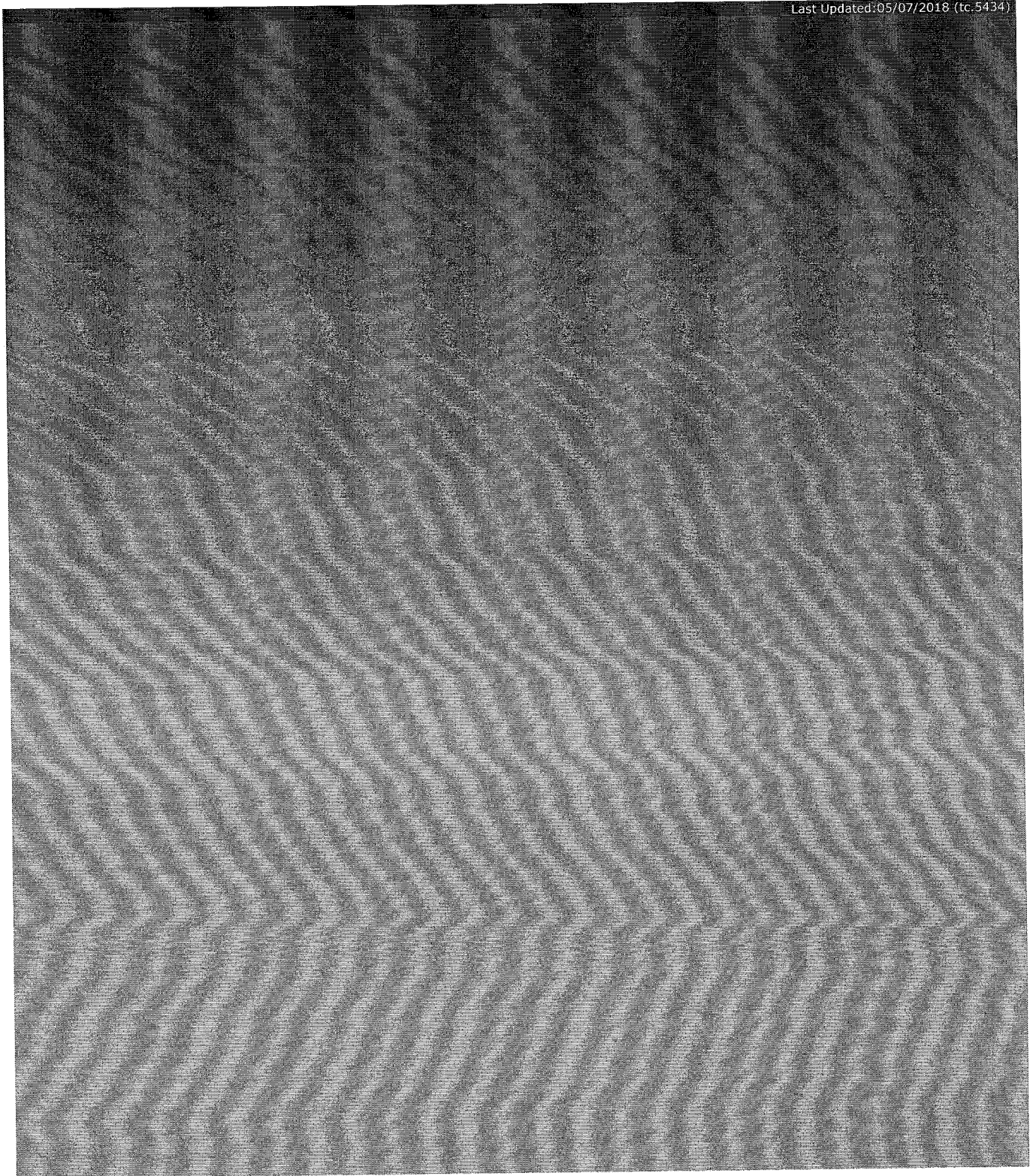
12/2/14



12/2/14

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:05/07/2018 (tc.5434)



(4) NEITHER LENDER NOR ANY OFFICER, EMPLOYEE, ATTORNEY, AGENT OR OTHER REPRESENTATIVE OF LENDER HAS IN ANY WAY AGREED WITH OR REPRESENTED TO MORTGAGOR THAT THE PROVISIONS OF THIS SECTION 3.18 WILL NOT BE FULLY ENFORCED IN ALL INSTANCES.

(5) THIS SECTION 3.18 IS A MATERIAL INDUCEMENT FOR LENDER TO ENTER INTO THE LOAN AND OTHER TRANSACTIONS EVIDENCED OR SECURED BY THIS MORTGAGE AND THE LOAN DOCUMENTS.

3.19 Estoppel Affidavits. Mortgagor, within ten (10) days after written request from Lender from time to time, shall furnish written statements, duly acknowledged, setting forth the unpaid indebtedness evidenced by the Note and whether or not there exists any offset or defense against the Note and whether or not there exists any Event of Default or event which with the giving of notice or the passage of time, or both, would constitute an Event of Default by Mortgagor or Lender under the Note, this Mortgage, the Loan Agreement or any other instrument evidencing or securing the Loan.

IN WITNESS WHEREOF, Mortgagor has caused this instrument to be executed in their names as of the day and year first above written.

Witness:

a Florida limited liability company

Printed Name: Charles L. Hoffman, Jr.

Charlene C. Mabire
Charlene C. Mabire

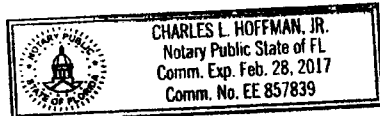
Kaple Properties LLC, a Florida limited liability company

By: *[Signature]*
Ian Kaple, Member

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of August, 2014, by Ian Kaple, Member of Kaple Properties LLC, a Florida limited liability company on behalf of the corporation () who are personally known to me or () who produced a valid driver's license as identification.



[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
Typed Name: Charles L. Hoffman, Jr.
My Commission Expires: 02/28/17

- (a) To Lender at: ServisFirst Bank, an Alabama corporation
316 South Baylen Street, Suite 100
Pensacola, Florida 32502
Attn: Bobby L. Fair, Executive Vice-President
- (b) To Borrower at: 109 B W. Intendencia Street
Pensacola, Florida 32502

3.15 Miscellaneous. The term "Mortgagor" includes both the original Mortgagor and any subsequent owner or owners of any of the Mortgaged Property, and the term "Lender" includes the original Lender and also any future owner or holder, including pledgees, assignees and participants, of the Note or any interest therein. Whenever the context requires, the singular includes the plural and vice versa and each gender includes each other gender. The headings of the articles, sections and paragraphs of this Mortgage are for convenience only and do not limit its provisions.

3.16 Laws. In the event of the passage of any state, federal, municipal or other governmental law, order, rule or regulation, subsequent to the date hereof, in any manner changing or modifying the laws now in force governing the taxation of mortgages or debts secured thereby, or the manner of operation of such taxes so as to adversely affect the interest of Lender, then Mortgagor shall bear and pay the full amount of such taxes unless such payment would be unlawful, in which event Lender may at its option declare the entire balance of the principal sum secured by this Mortgage and all interest accrued thereon and all other sums secured by this Mortgage to be immediately due and payable upon written notice delivered by Lender to Borrower in accordance with Section 3.14 above, and thereupon Lender may foreclose upon this Mortgage without further notice.

3.17 Successors. The terms of this Mortgage shall bind and benefit the heirs, legal representatives, successors and assigns of the Mortgagor and the Lender. If the Mortgagor consist of more than one person or entity, each shall be jointly and severally liable to perform the obligations of the Mortgagor.

3.18 Waiver of Jury Trial. MORTGAGOR OBLIGATED FOR REPAYMENT OF ALL OR ANY PART OF THE INDEBTEDNESS SECURED BY THIS MORTGAGE (WHETHER AS MAKER, CO-MAKER, GUARANTOR, SURETY OR ENDORSER) (COLLECTIVELY, THE "OBLIGORS") HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY AGREE THAT:

(1) MORTGAGOR HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM, CROSS-CLAIM OR OTHER ACTION OR PROCEEDING ARISING FROM OR BASED UPON THIS MORTGAGE OR ANY OF THE LOAN DOCUMENTS, AND NEITHER THE MORTGAGOR, NOR MORTGAGOR'S HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS OR ASSIGNS, NOR ANY OTHER OBLIGOR OR SUCH OBLIGOR'S HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS OR ASSIGNS SHALL SEEK A JURY TRIAL IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM, CROSS-CLAIM OR OTHER ACTION OR PROCEEDING ARISING FROM OR BASED UPON THIS MORTGAGE OR ANY OF THE LOAN DOCUMENTS.

(2) NEITHER THE MORTGAGOR, NOR MORTGAGOR'S HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS OR ASSIGNS, NOR ANY OTHER OBLIGOR OR SUCH OBLIGOR'S HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS OR ASSIGNS, SHALL SEEK TO CONSOLIDATE ANY CLAIM AS TO WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY CLAIM IN WHICH A JURY TRIAL HAS NOT BEEN OR CANNOT BE WAIVED.

(3) THE PROVISIONS OF THIS SECTION 3.18 HAVE BEEN FULLY NEGOTIATED BY LENDER, MORTGAGOR, AND THESE PROVISIONS SHALL BE SUBJECT TO NO EXCEPTIONS.

Prepared by:
Charles L. Hoffman, Jr., of
SHELL, FLEMING, DAVIS & MENGE
226 Palafox Place, 9th floor
Pensacola, Florida 32501
SFD&M File No.: Z247.00250

STATE OF FLORIDA
COUNTY OF ESCAMBIA

MORTGAGE AND SECURITY AGREEMENT

This Mortgage and Security Agreement ("Mortgage") is made and executed as of the 21st day of August, 2014, by **Kaple Properties LLC, a Florida limited liability company** ("Mortgagor" or "Borrower"), to **ServisFirst Bank, an Alabama corporation** with its principal office at 316 South Baylen Street, Suite 100, Pensacola, Florida 32502, as mortgagee ("Lender" or "Mortgagee").

WITNESSETH:

WHEREAS, Lender has agreed to make loans to Mortgagor in the principal amount of One Hundred Thirty Six Thousand Dollars (\$136,000.00) and One Hundred Two Thousand Fifty and 13/100 Dollars (\$102,050.13) (the "Loan");

WHEREAS, the Loan is evidenced by a Promissory Note from Mortgagor, and all renewals, modifications and amendments thereto of even date herewith from Mortgagor to Lender in the original principal amount of One Hundred Thirty Six Thousand Dollars (\$136,000.00) (the "Note") and in the original principal amount of One Hundred Two Thousand Fifty and 13/100 Dollars (\$102,050.13) (the "Note #1");

WHEREAS, Lender will not make the Loan unless Mortgagor give to Lender this Mortgage as security for the Note and related loan documents set forth hereinafter.

NOW, THEREFORE, for and in consideration of the Loan and to secure the prompt payment of the Note, with interest thereon, and any and all extensions, renewals, replacements, consolidations and modifications thereof, and further to secure the punctual performance of all covenants, conditions and agreements set forth herein or in the other instruments securing the Note, Mortgagor does hereby irrevocably mortgage, grant, bargain, sell, alien, remise, release, confirm, pledge, assign, transfer and convey to Lender, its successors and assigns, the following described property (all of which as described in (A) through (E) below is referred to herein as the "Mortgaged Property"):

(A) That parcel of land (the "Property") situated and lying in Escambia County, Florida and described as follows:

The West 1/2 of Lot 136, Block 14, Old City Tract, City of Pensacola, Escambia County, Florida, according to the map of said city copyrighted by Thomas C. Watson in 1906.

(B) All structures, buildings, improvements, sewage and utility lines and equipment, appurtenances and fixtures of every nature whatsoever now or hereafter situated in, on, above or under the Property (the "Improvements");

(C) All building materials, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by the Mortgagor for the purpose of being used or useful in the construction of the Improvements located or to be located on the Property, whether such materials, equipment, fixtures and fittings are actually located on or adjacent to the Property or not, and whether in storage or otherwise, whosoever the same may be located, including without limitation all lumber and lumber products, bricks, building stones and building blocks, sand and cement, roofing material, paint, doors, windows, hardware, nails, wires and wiring, plumbing and plumbing fixtures, sewer lines and pumping stations and fixtures and equipment, heating and air-conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, furniture, ranges, refrigerators, dishwashers and disposals;

(D) All fixtures, appliances, machinery, furniture, furnishings, apparatus, equipment and other articles of personal property of any nature whatsoever owned by Mortgagor now or at any time hereafter and now or

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: W. Intendencia Street

Legal Address of Property: 109 W. Intendencia Street, Pensacola, Florida 32502

The County () has accepted (X) has not accepted the abutting roadway for maintenance.
City Maintained

This form completed by:

**Public Works, Roads & Bridge Division
601 Hwy 297A
Cantonment, Florida 32533**

AS TO SELLER

Sharon K. Wilson, A., a Florida professional
association

Sharon K. Wilson
Sharon K. Wilson, President

Charles L. Hoffman, Jr.
Witness Name: Charles L. Hoffman, Jr.

Charlene C. Mabire
Witness Name: Charlene C. Mabire

AS TO BUYER

Kaple Properties LLC, a Florida limited
liability company

By: Ian Kapple

Ian Kapple, Member


Charles L. Hoffman, Jr.
Witness Name: Charles L. Hoffman, Jr.

Charlene C. Mabire
Witness Name: Charlene C. Mabire

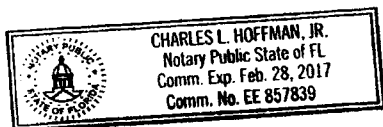
State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 22nd day of August, 2014, by Sharon K. Wilson, President of Sharon K. Wilson, P.A. formerly known as Sharon Wilson Potter, P.A., a Florida professional association on behalf of the Association who is [] personally known to me or [✓] has produced a valid driver's license as identification.


Printed Name: Charles L. Hoffman, Jr.

My Commission Expires: 02-28-2017



Prepared by and return to:

Charles L. Hoffman, Jr.

Attorney at Law

Shell, Fleming, Davis & Menge, P.A.

P.O. Box 1831 226 Palafox Place, 9th Floor

Pensacola, FL 32591-1831

850-434-2411

File Number: Z247.00250

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of August, 2014 between Sharon K. Wilson, P.A. formerly known as Sharon Wilson Potter, P.A., a Florida professional association whose post office address is 109 W. Intendencia Street, Pensacola, Florida 3250 grantor, Kaple Properties LLC, a Florida limited liability company, whose post office address is 109 B West Intendencia Street, Pensacola, Florida 32502, grantee

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

The West 1/2 of Lot 136, Block 14, Old City Tract, City of Pensacola, Escambia County, Florida, according to the map of said city copyrighted by Thomas C. Watson in 1906.

The above referenced property is not the homestead of the grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And subject to taxes for the current year and later years, and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Name: Charles L. Hoffman, Jr.

Sharon K. Wilson, P.A. formerly known as Sharon
Wilson Potter, P.A., a Florida professional association



Witness Name: Charlene C. Mabire

By: 
Sharon K. Wilson, President

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-1-2018

TAX ACCOUNT NO.: 13-0266-000

CERTIFICATE NO.: 2016-7926

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Kaple Properties LLC
118 S. Baylen St.
Pensacola, FL 32502
and
109 W. Intendencia St.
Pensacola, FL 32502

ServisFirst Bank
316 S. Baylen St., Ste 100
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 9th day of July, 2018.

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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14491

July 6, 2018

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

1. Mortgage executed by Kaple Properties LLC to ServisFirst Bank, dated 08/21/2014 and recorded in Official Record Book 7215 on page 1933 of the public records of Escambia County, Florida. given to secure the original principal sum of \$238,050.13. Additional Advance Agreement in O.R. Book 7380, page 1987. Assignment of Rents and Leases in O.R. Book 7215, page 1946. Financing Statement in O.R. Book 7280, page 708, amended in O.R. Book 7405, page 1733.
2. Taxes for the year 2015-2017 deelinquent. The assessed value is \$159,023.00. Tax ID 13-0266-000.

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.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14491

July 6, 2018

**The West 1/2 of Lot 136, Block 14, Old City Tract, City of Pensacola, Escambia County, Florida,
according to the map of said City copyrighted by Thomas C. Watson in 1906.**

18-440

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 14491

July 6, 2018

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 07-06-1998, through 07-06-2018, and said search reveals the following:

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

Kaple Properties LLC

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

July 6, 2018



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 130266000 Certificate Number: 007926 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

| | | |
|-------------------------|--|---|
| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
| | Auction Date <input type="text" value="10/01/2018"/> | Redemption Date <input type="text" value="08/08/2018"/> |
| Months | 6 | 4 |
| Tax Collector | <input type="text" value="\$11,148.67"/> | <input type="text" value="\$11,148.67"/> |
| Tax Collector Interest | \$1,003.38 | \$668.92 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$12,158.30 | <input type="text" value="\$11,823.84"/> TC |
| Clerk Fee | <input type="text" value="\$130.00"/> | <input type="text" value="\$130.00"/> |
| Sheriff Fee | <input type="text" value="\$120.00"/> | <input type="text" value="\$120.00"/> |
| Legal Advertisement | <input type="text" value="\$200.00"/> | <input type="text" value="\$200.00"/> |
| App. Fee Interest | \$40.50 | \$27.00 |
| Total Clerk | \$490.50 | <input type="text" value="\$477.00"/> CH |
| Postage | <input type="text" value="\$16.26"/> | <input type="text" value="\$0.00"/> |
| Researcher Copies | <input type="text" value="\$6.00"/> | <input type="text" value="\$6.00"/> |
| Total Redemption Amount | \$12,671.06 | \$12,306.84 |
| | Repayment Overpayment Refund Amount | \$364.22 |

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



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 # 2016 TD 007926

Redeemed Date 08/08/2018

Name KAPLE PROPERTIES LLC 118 S BAYLEN ST PENSACOLA, FL 32502

| | | |
|-----------------------------|-------------|-----------|
| Clerk's Total = TAXDEED | \$490.50 | 11,980.84 |
| Due Tax Collector = TAXDEED | \$12,158.30 | |
| Postage = TD2 | \$16.26 | |
| ResearcherCopies = TD6 | \$6.00 | |

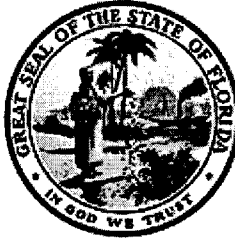
• For Office Use Only

| Date | Docket | Desc | Amount Owed | Amount Due | Payee Name |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

FINANCIAL SUMMARY

No Information Available - See Dockets

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



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

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

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

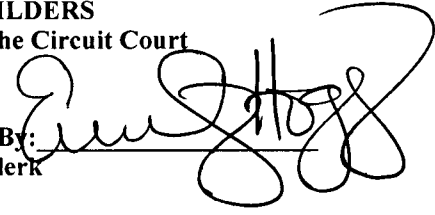
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 130266000 Certificate Number: 007926 of 2016**

Payor: KAPLE PROPERTIES LLC 118 S BAYLEN ST PENSACOLA, FL 32502 Date 08/08/2018

| | | | |
|-----------------------|--------|-----------------------|-------------------------------|
| Clerk's Check # | 165121 | Clerk's Total | \$490.90 11,980.84 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$12,583.30 |
| | | Postage | \$16.26 |
| | | Researcher Copies | \$6.00 |
| | | Total Received | \$12,671.06 |

\$11,986.84

**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 and Comptroller, Escambia County

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

August 20, 2018

ATCF II FLORIDA-A LLC
PO BOX 54972
NEW ORLEANS LA 70154

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 |
|----------------|----------|----------|-------------------|
| 2016 TD 006295 | \$450.00 | \$27.00 | \$477.00 |
| 2016 TD 003415 | \$450.00 | \$27.00 | \$477.00 |
| 2016 TD 003976 | \$450.00 | \$27.00 | \$477.00 |
| 2016 TD 007897 | \$450.00 | \$27.00 | \$477.00 |
| 2016 TD 007926 | \$450.00 | \$27.00 | \$477.00 |
| 2016 TD 003360 | \$450.00 | \$27.00 | \$477.00 |
| TOTAL | | | \$2,862.00 |

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division