

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900243

**Date of Tax Deed Application**  
Apr 19, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 4889**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **09-3792-250**

**Cert Holder:**  
**CAZENOVIA CREEK FUNDING II LLC**  
**PO BOX 54132**  
**NEW ORLEANS, LA 70154**

**Property Owner:**  
**8261 EL DORADO LLC**  
**PO BOX 482**  
**PENSACOLA, FL 32591**  
LT 50 BLK 1 CARRACRES WEST UNIT 2 PB 9 P 20 OR 7517 P 789  
SEC 12/37 T 2S R 31W

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
2017/4889	09-3792-250	06/01/2017	818.30	40.92	859.22

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
/						

**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	859.22
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	753.16
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,987.38

**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 26th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 4, 2019

By *Candice Lewis*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
09-3792-250 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900243

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CAZENOVIA CREEK FUNDING II LLC  
PO BOX 54132  
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
09-3792-250	2017/4889	06-01-2017	LT 50 BLK 1 CARRACRES WEST UNIT 2 PB 9 P 20 OR 7517 P 789 SEC 12/37 T 2S R 31W

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, property information 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  
CAZENOVIA CREEK FUNDING II LLC  
PO BOX 54132  
NEW ORLEANS, LA 70154

04-19-2019  
Application Date

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



Chris Jones  
Escambia County Property Appraiser

Real Estate Search    Tangible Property Search    Sale List

[Back](#)

← Navigate Mode     Account     Reference    →

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 122S312000050001</p> <p><b>Account:</b> 093792250</p> <p><b>Owners:</b> 8261 EL DORADO LLC</p> <p><b>Mail:</b> PO BOX 482 PENSACOLA, FL 32591</p> <p><b>Situs:</b> 8261 EL DORADO DR 32506</p> <p><b>Use Code:</b> SINGLE FAMILY RESID </p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$14,250</td> <td>\$28,968</td> <td>\$43,218</td> <td>\$43,218</td> </tr> <tr> <td>2017</td> <td>\$14,250</td> <td>\$26,550</td> <td>\$40,800</td> <td>\$40,800</td> </tr> <tr> <td>2016</td> <td>\$14,250</td> <td>\$26,449</td> <td>\$40,699</td> <td>\$40,699</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <hr/> <p style="text-align: center;">&gt; <a href="#">File for New Homestead Exemption Online</a></p>	Year	Land	Imprv	Total	Cap Val	2018	\$14,250	\$28,968	\$43,218	\$43,218	2017	\$14,250	\$26,550	\$40,800	\$40,800	2016	\$14,250	\$26,449	\$40,699	\$40,699
Year	Land	Imprv	Total	Cap Val																	
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<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/02/2016</td> <td>7517</td> <td>789</td> <td>\$42,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>12/20/2013</td> <td>7117</td> <td>4</td> <td>\$30,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>12/17/2013</td> <td>7117</td> <td>1</td> <td>\$30,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>08/2004</td> <td>5476</td> <td>502</td> <td>\$76,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>04/1981</td> <td>1534</td> <td>436</td> <td>\$39,200</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>05/1979</td> <td>1325</td> <td>707</td> <td>\$350,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1976</td> <td>1004</td> <td>555</td> <td>\$160,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/02/2016	7517	789	\$42,000	WD	<a href="#">View Instr</a>	12/20/2013	7117	4	\$30,000	WD	<a href="#">View Instr</a>	12/17/2013	7117	1	\$30,000	WD	<a href="#">View Instr</a>	08/2004	5476	502	\$76,000	WD	<a href="#">View Instr</a>	04/1981	1534	436	\$39,200	WD	<a href="#">View Instr</a>	05/1979	1325	707	\$350,000	WD	<a href="#">View Instr</a>	01/1976	1004	555	\$160,000	WD	<a href="#">View Instr</a>	<p><b>2018 Certified Roll Exemptions</b></p> <p>None</p> <hr/> <p><b>Legal Description</b></p> <p>LT 50 BLK 1 CARRACRES WEST UNIT 2 PB 9 P 20 OR 7517 P 789 SEC 12/37 T 2S R 31W</p> <hr/> <p><b>Extra Features</b></p> <p>CARPORT FRAME BUILDING</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																												
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**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:** 12-2S-31

**Approx. Acreage:** 0.1580

**Zoned:** MDR

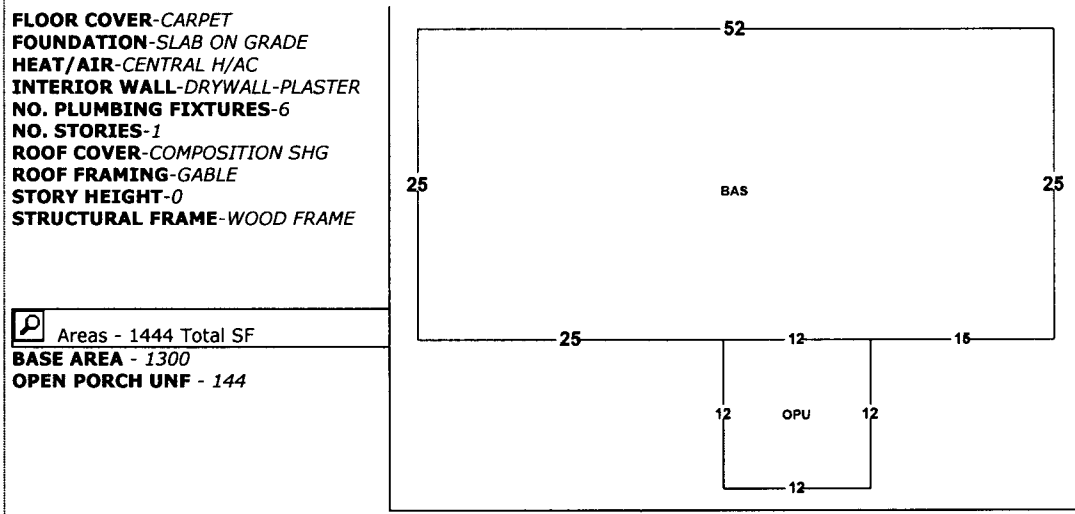
**Evacuation & Flood Information**  
[Open Report](#)

View Florida Department of Environmental Protection (DEP) Data

**Buildings**

Address: 8261 EL DORADO DR, Year Built: 1980, Effective Year: 1980

<p><b>Structural Elements</b></p> <p>DECOR/MILLWORK-AVERAGE</p> <p>DWELLING UNITS-1</p> <p>EXTERIOR WALL-BRICK-FACE/VENEER</p>
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Images



1/18/19

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:05/01/2019 (tc.5942)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 04889**, issued the **1st day of June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 50 BLK 1 CARRACRES WEST UNIT 2 PB 9 P 20 OR 7517 P 789 SEC 12/37 T 2S R 31W**

**SECTION 12, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093792250 (19-550)**

The assessment of the said property under the said certificate issued was in the name of

**8261 EL DORADO LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of November, which is the **4th day of November 2019**.

Dated this 9th day of May 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 093792250 Certificate Number: 004889 of 2017**

**Payor: ROBERT FORD PO BOX 482 PENSACOLA, FL 32591 Date 07/01/2019**

Clerk's Check #	1	Clerk's Total	\$516.04
Tax Collector Check #	1	Tax Collector's Total	\$2,202.30
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,835.34</del>

**\$2268.08**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
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**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
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 COUNTY TREASURY  
 AUDITOR

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

**Case # 2017 TD 004889**

**Redeemed Date 07/01/2019**

**Name ROBERT FORD PO BOX 482 PENSACOLA, FL 32591**

Clerk's Total = TAXDEED	\$516.04
Due Tax Collector = TAXDEED	\$2,202.30 <i>2251.08</i>
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

Account: 093792250 Certificate Number: 004889 of 2017

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/04/2019"/>	Redemption Date <input type="text" value="07/01/2019"/>
Months	7	3
Tax Collector	<input type="text" value="\$1,987.38"/>	<input type="text" value="\$1,987.38"/>
Tax Collector Interest	\$208.67	\$89.43
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,202.30	<input type="text" value="\$2,083.06"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$49.04	\$21.02
Total Clerk	\$516.04	<input type="text" value="\$488.02"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,835.34	\$2,588.08
	Repayment Overpayment Refund Amount	\$247.26
Book/Page	<input type="text"/>	<input type="text"/>

Notes



## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8093, Page 894, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04889, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 093792250 (19-550)

DESCRIPTION OF PROPERTY:

LT 50 BLK 1 CARRACRES WEST UNIT 2 PB 9 P 20 OR 7517 P 789 SEC 12/37 T 2S R 31W

SECTION 12, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: 8261 EL DORADO LLC

Dated this 1st day of July 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-550

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15310

August 8, 2019

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 08-08-1999, through 08-08-2019, and said search reveals the following:

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

8261 El Dorado, 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: 

August 8, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15310

August 8, 2019

**Lot 50, Block 1, Carracres West, Unit 2, as per plat thereof, recorded in Plat Book 9, Page 20, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15310

August 8, 2019

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

1. That certain mortgage executed by 8261 El Dorado, LLC in favor of Daren L. Miller dated 05/02/2016 and recorded 05/03/2016 in Official Records Book 7517, page 792 of the public records of Escambia County, Florida, in the original amount of \$45,000.00.
2. All Taxes Paid. The assessed value is \$43,218.00. Tax ID 09-3792-250.

**PLEASE NOTE THE FOLLOWING:**

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-4-2019

TAX ACCOUNT NO.: 09-3792-250

CERTIFICATE NO.: 2017-4889

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

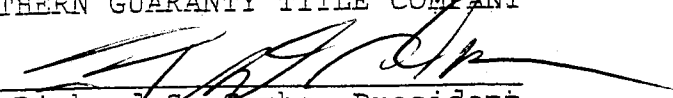
      X   Homestead for        tax year.

8261 El Dorado, LLC  
Attn: Robert M. Ford, Reg. Agent  
P.O. Box 482  
Pensacola, FL 32591  
and  
8261 El Dorado Dr.  
Pensacola, FL 32506

Karen L. Miller  
7205 Mier Henry Rd.  
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,  
this 8th day of August, 2019.

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.

THIS INSTRUMENT PREPARED BY:  
Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501  
File # 16FL-4755

**WARRANTY DEED**

TAX ID # 12-2S-31-2000-050-001

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That Shane Willis, LLC, a Florida Limited Liability Company, Grantor\*,  
Address: 27 Marconi Way, Pensacola, Florida 32507 for and in consideration of Ten Dollars (\$10.00) and other  
good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and  
granted unto: 8261 El Dorado, LLC, a Florida Limited Liability Company Grantee\*,  
Address: P.O. Box 482, Pensacola, Florida 32591 grantee's heirs,  
executors, administrators and assigns, forever, the following described property, situate, lying and being in the County  
of Escambia, State of Florida, to wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

Subject to taxes for current year and to valid easements and restrictions of record affecting the above  
property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.  
Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all  
persons whomsoever.

\*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives,  
successors and/or assigns of the respective parties hereto, the use of singular member shall include  
the plural, and the plural the singular, the use of any gender shall include the genders.

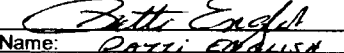
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 2nd day of May  
2016.

Shane Willis, LLC, a Florida Limited Liability Company

By:   
Shane A. Willis, President of The Inspiring Light, Inc., a Florida  
Corporation, as Managing Manager

Signed, sealed and delivered  
in the presence of:

Witness #1 Sign:   
Witness #1 Print Name: Carol D. Eubanks

Witness #2 Sign:   
Witness #2 Print Name: Patti Engle

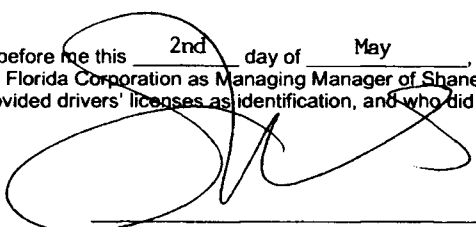
STATE OF Florida  
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of May, 2016, by  
Shane A. Willis, President of The Inspiring Light, Inc., a Florida Corporation as Managing Manager of Shane Willis,  
LLC, a Florida Limited Liability Company, who have provided drivers' licenses as identification, and who did take an  
oath.

**CAROL D. EUBANKS**  
Notary Public, State of Florida  
Commission No. FF 944229  
Commission Expires March 3, 2020

My Commission expires:

(Notary Seal)

  
\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot 50, Block 1, Carracres West, Unit 2, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 20, of the Public Records of Escambia County, Florida.

**Residential Sales  
Abutting Roadway  
Maintenance Disclosure**


File No. 16FL-4755

**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, and, if not, what person or entity will be responsible for maintenance. 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 of 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: 8261 El Dorado Drive  
Legal Address of Property: 8261 El Dorado Drive, Pensacola, FL 32526


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

This form completed by: **Partnership Title Company, LLC**  
**1015 North 12<sup>th</sup> Avenue**  
**Pensacola, FL 32501**

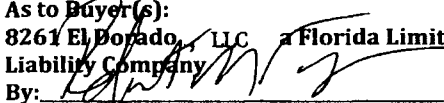
As to Seller(s):  
Shane Willis, LLC, a Florida Limited Company  
By: 

Seller's Name: Shane A. Willis  
President of Inspiring Light, Inc., a Florida Corporation, as Managing Manager

Seller's Name: \_\_\_\_\_

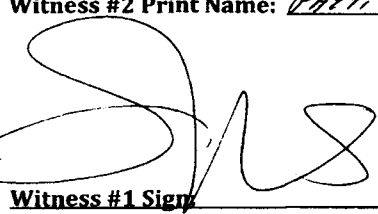
  
Witness #1 Sign: \_\_\_\_\_  
Witness #1 Print Name: Carol D. Eubanks

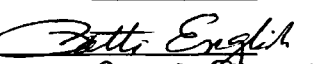
Witness #2 Sign:   
Witness #2 Print Name: PATTI ENGLISH

As to Buyer(s):  
8261 El Dorado, LLC a Florida Limited Liability Company  
By: 

Buyer's Name: Robert M. Ford  
Managing Manager

Buyer's Name: \_\_\_\_\_

  
Witness #1 Sign: \_\_\_\_\_  
Witness #1 Print Name: Carol D. Eubanks

Witness #2 Sign:   
Witness #2 Print Name: PATTI ENGLISH

**THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective 4/15/95**



THIS INSTRUMENT PREPARED BY:  
Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501  
File # 16FL-4755

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$35,575.43,  
TOGETHER WITH ANY ACCRUED INTEREST DUE UNDER THE TERMS OF THIS MORTGAGE.

### THIS MORTGAGE DEED

Property Appraisers Parcel ID# 12-2S-31-2000-050-001

EXECUTED the 2nd day of May, 2016, by 8261 El Dorado, LLC, a Florida Limited Liability Company,  
hereinafter called the mortgagor, to Karen L. Miller, hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs,  
legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note"  
includes all the notes herein described if more than one.)

**WITNESSETH**, that for good and valuable considerations, and also in consideration of the aggregate sum  
named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains,  
sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now  
seized and in possession situate in Escambia County, Florida, viz:

### SEE EXHIBIT "A" ATTACHED.

Amount of Mortgage: **\$ 45,000.00**

This Mortgage cannot be assumed without the prior written consent of the Mortgagee herein.

If payments become 10 or more days delinquent per month, a late charge of 10.00% per month will be assessed.

**TO HAVE AND TO HOLD** the same, together with the tenements, hereditaments and appurtenances thereto  
belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

**AND** the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee  
simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will  
make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be  
required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful  
claims of all persons whomsoever; and that said land is free and clear of all encumbrances except taxes accruing  
subsequent to 2015, restrictions and easements of record, if any.

**PROVIDED ALWAYS**, that if said mortgagor shall pay unto said mortgagee the certain promissory note  
hereinafter substantially copied or identified to-wit:

### SEE ATTACHED EXHIBIT

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants  
thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null  
and void.

**AND** the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest  
and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes,  
assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or  
suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the  
buildings now or hereafter on said land fully insured in a sum of not less than **\$ 45,000.00** in a company or companies  
acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any  
sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply  
the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges,  
and expenses, including lawyer's fees and title searches, reasonably incurred to, paid by the mortgagee because of  
the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of  
said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements,  
stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor  
fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note  
and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or  
any other rights hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then  
allowed by the laws of the State of Florida.

**IF** any sum of money herein referred to be not promptly paid within 30 days next after the same becomes due,  
or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either,  
are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage,

**MORTGAGE NOTE**

Pensacola, Florida

May 2, 2016

\$45,000.00

FOR VALUE RECEIVED, the undersigned (jointly and severally if more than one) promises to pay Karen L. Miller or order, in the manner hereinafter specified, the principal sum of \$45,000.00 with interest from date at the rate of 8.00% per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at 7205 Mier Henry Road, Pensacola, Florida 32506 or at such place as may be hereafter designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payable in 35 consecutive monthly installments of \$545.97 each, including principal and interest, commencing on 1<sup>st</sup> day of June, 2016 with 1 final balloon consecutive monthly payment of \$35, 575.43 including principal and interest, due on 1<sup>st</sup> day of May, 2019.

If payments become ten (10) or more days delinquent per month, a late charge of 10% per month will be assessed.

This note with interest is secured by a mortgage on real estate, of even date herewith, made by the maker hereof in favor of the said Payee, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any of the sums or interest mentioned herein or in said mortgage for a period of 30 days, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.


Each person liable hereon whether maker or endorser hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder," maker" and "payee" shall be construed in the singular or plural as the context may require or admit.

**Maker's Address**  
**P.O. Box 482**  
**Pensacola, Florida 32591**

**8261 El Dorado, LLC**  
**A Florida Limited Liability Company**

By:   
**Robert M. Ford**      **Managing Manager**

  
**Robert M. Ford, individually**