

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900561

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST  
723 OVERBROOK DRIVE  
FORT WALTON BEACH, FL 32547,

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
13-2382-100	2017/7917	06-01-2017	S 24 FT OF LT 18 & N12 FT OF LT 19 BELMONT BLK 151 BELMONT TRACT OR 5878 P 75 CA 82

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  
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST  
723 OVERBROOK DRIVE  
FORT WALTON BEACH, FL 32547

05-28-2019  
Application Date

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

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900561

**Date of Tax Deed Application**  
May 28, 2019

This is to certify that **BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST**, holder of **Tax Sale Certificate Number 2017 / 7917**, 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: **13-2382-100**

**Cert Holder:**  
**BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST**  
**723 OVERBROOK DRIVE**  
**FORT WALTON BEACH, FL 32547**

**Property Owner:**  
**MAGNUM RONALD**  
**6299 WINDWOOD DR**  
**PENSACOLA, FL 32504**  
S 24 FT OF LT 18 & N12 FT OF LT 19 BELMONT BLK 151  
BELMONT TRACT OR 5878 P 75 CA 82

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
2017/7917	13-2382-100	06/01/2017	198.47	52.59	251.06

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
2018/8078	13-2382-100	06/01/2018	196.19	6.25	18.15	220.59

**Amounts Certified by Tax Collector (Lines 1-7):****Total Amount Paid**

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Property Information Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

471.65  
0.00  
126.64  
200.00  
175.00  
  
973.29

**Amounts Certified by Clerk of Court (Lines 8-15):****Total Amount Paid**

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
- Redemption Fee
- Total Amount to Redeem

6.25

Done this the 31st day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **1st June 2020**

By

*Shirley Rich, CFCA*  
**Senior Deputy Tax Collector**

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
13-2382-100 2017



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

## General Information

**Reference:** 000S009010180151  
**Account:** 132382100  
**Owners:** MAGNUM RONALD  
**Mail:** 6299 WINDWOOD DR  
 PENSACOLA, FL 32504  
**Situs:** 2615 N TARRAGONA ST 32503  
**Use Code:** VACANT RESIDENTIAL   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$5,324	\$0	\$5,324	\$5,324
2017	\$8,447	\$0	\$8,447	\$8,447
2016	\$8,447	\$0	\$8,447	\$8,447

[Disclaimer](#)

[Tax Estimator](#)

➤ [File for New Homestead Exemption Online](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/2006	5878	795	\$25,000	WD	<a href="#">View Instr</a>

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

## 2018 Certified Roll Exemptions

None

## Legal Description

S 24 FT OF LT 18 & N12 FT OF LT 19 BELMONT BLK 151  
 BELMONT TRACT OR 5878 P 75 CA 82

## Extra Features

None

## Parcel Information

[Launch Interactive Map](#)

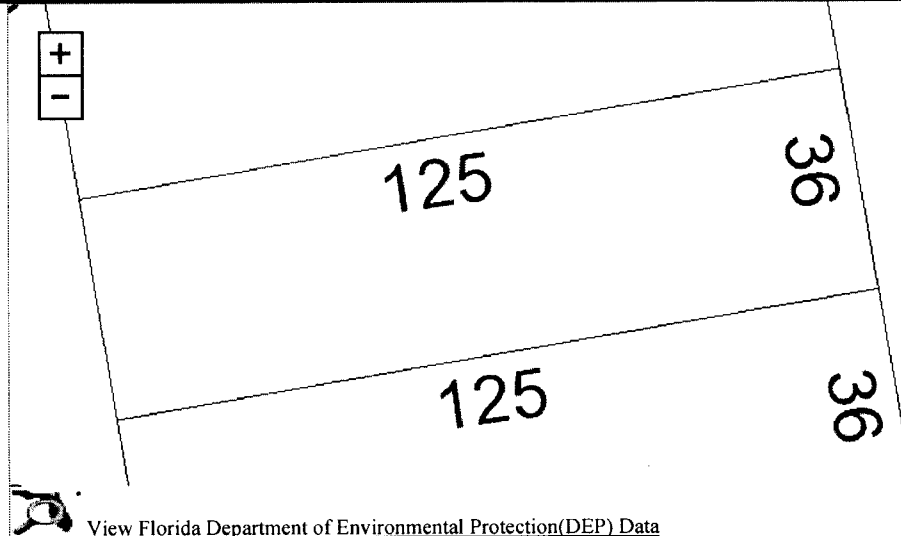
### Section Map

**Id:**  
CA082

**Approx. Acreage:**  
0.1027

**Zoned:**   
R-1AA

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



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

## Buildings

Images

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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST** holder of **Tax Certificate No. 07917**, 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:

**S 24 FT OF LT 18 & N12 FT OF LT 19 BELMONT BLK 151 BELMONT TRACT OR 5878 P 75 CA 82**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 132382100 (20-291)**

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

**RONALD MAGNUM**

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 June, which is the **1st day of June 2020**.

Dated this 20th day of June 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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

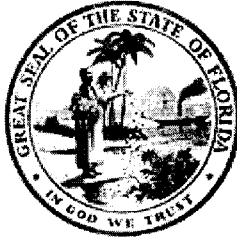
**Account: 132382100 Certificate Number: 007917 of 2017**

Redemption ☒ Yes ☐ No
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/01/2020"/>	Redemption Date <input type="text" value="12/04/2019"/>
Months	13	7
Tax Collector	<input type="text" value="\$973.29"/>	<input type="text" value="\$973.29"/>
Tax Collector Interest	\$189.79	\$102.20
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,169.33	<input type="text" value="\$1,081.74"/> 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	\$91.07	\$49.04
Total Clerk	\$558.07	<input type="text" value="\$516.04"/> 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	\$1,844.40	\$1,614.78
	Repayment Overpayment Refund Amount	\$229.62
Book/Page	<input type="text" value="8117"/>	<input type="text" value="83"/>

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 # 2017 TD 007917**  
**Redeemed Date 12/04/2019**

**Name RONALD MANGNUM 6299 WINDWOOD DR PENSACOLA, FL 32504**

Clerk's Total = TAXDEED	\$558.07	<b>\$1277.78</b>
Due Tax Collector = TAXDEED	\$1169.33	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

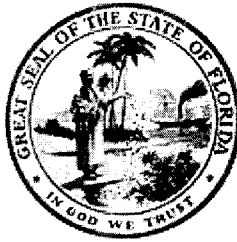
• For Office Use Only

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  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
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 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



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

CLERK TO THE BOARD OF  
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 COUNTY TREASURY  
 AUDITOR

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

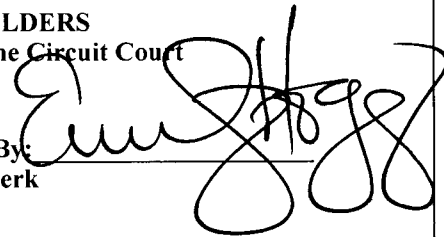
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 132382100 Certificate Number: 007917 of 2017**

**Payor: RONALD MANGNUM 6299 WINDWOOD DR PENSACOLA, FL 32504 Date 12/04/2019**

Clerk's Check #	1	Clerk's Total	\$558.07	<b>1277.78</b>
Tax Collector Check #	1	Tax Collector's Total	\$1,169.33	
		Postage	\$60.00	
		Researcher Copies	\$40.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	<del>\$1,844.40</del>	

**\$1294.78**

**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>

## 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 8117, Page 83, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07917, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **132382100 (20-291)**

DESCRIPTION OF PROPERTY:

**S 24 FT OF LT 18 & N12 FT OF LT 19 BELMONT BLK 151 BELMONT TRACT OR 5878 P 75 CA  
82**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

NAME IN WHICH ASSESSED: RONALD MAGNUM

Dated this 4th day of December 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

20-291  
Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15820

March 11, 2020

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 03-11-2000, through 03-11-2020, and said search reveals the following:

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

Ronald Mangum

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: 

March 11, 2020

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15820

March 11, 2020

**South 24 feet of Lot 18 & North 12 feet of Lot 19 Belmont, Block 151 Belmont Tract OR 5878 P 75, CA 82, Escambia County, Florida.**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15820

March 11, 2020

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

1. That certain mortgage executed by Ronald Mangum in favor of Escambia County dated 12/20/1997 and recorded 08/22/2008 in Official Records Book 6368, page 124 of the public records of Escambia County, Florida, in the original amount of \$80,000.00.
2. All Taxes Paid. The assessed value is \$5,3214.00. Tax ID 13-2382-100.

**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: 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: June 1, 2020

TAX ACCOUNT NO.: 13-2382-100

CERTIFICATE NO.: 2017-7917

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  
221 Palafox Place, 4th Floor/c/o County Attorney  
X    Notify Escambia County, 190 Governmental Center, 32502  
   X Homestead for    tax year.

Ronald Mangum  
6299 Windwood Dr.  
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,  
this 11th day of March, 2020.

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.

6

Prepared by and return to:  
Charles L. Hoffman, Jr.  
Attorney at Law  
Shell, Fleming, Davis & Menge, P.A.  
Post Office Box 1831  
Pensacola, FL 32591-1831  
850-434-2411  
File Number: Z2-26817

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[Space Above This Line For Recording Data]

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## Warranty Deed

**This Warranty Deed** made this 31st day of March, 2006 between Norman E. Edler and Laura Edler, husband and wife whose post office address is 801 W. Baars Street, Pensacola, FL 32501, grantor, and Ronald Mangum whose post office address is 6299 Windwood Drive, Pensacola, FL 32504, 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:

Lots 17 to 22, inclusive, Block 151, East King Tract, Belmont Numbering, according to map of said City copyrighted by Thomas C. Watson in the year 1906, lying and being in Escambia County, Florida.

Parcel Identification Number: 00-0S-00-9010-170-151

**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.

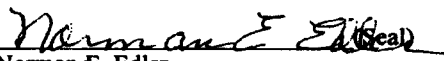
**And** subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating 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.

  
Witness Name: Monica S. Cone

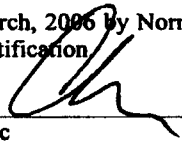
  
Norman E. Edler (Seal)

  
Laura Edler (Seal)

State of Florida  
County of Escambia

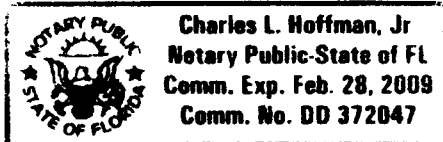
The foregoing instrument was acknowledged before me this 31st day of March, 2006 by Norman E. Edler and Laura Edler, who ☐ are personally known or ☒ have produced a driver's license as identification

[Notary Seal]

  
Notary Public

Printed Name: Charles L. Hoffman, Jr.

My Commission Expires: 2/28/09



**THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING TO BE  
RETURNED TO:**

Randy Wilkerson  
Neighborhood Enterprise Foundation  
3420 Barrancas Avenue  
P.O. Box 18178  
Pensacola, FL 32523-8178

**ABOVE SPACE RESERVED FOR  
RECORDING PURPOSES ONLY**

*This mortgage is exempt from the payment of intangible tax pursuant to Section 199.183, Florida Statutes.*

**MORTGAGE AND SECURITY AGREEMENT  
(TARRAGONA TOWNHOMES APARTMENTS)**

This **MORTGAGE AND SECURITY AGREEMENT** (the "Mortgage"), is made as of the 20th day of December, 2007, by **RONALD MANGUM, individually, and as President of RESIDENTIAL RENOVATION COMPANY, INC., a Florida for profit corporation** (Mortgagor), in favor of **ESCAMBIA COUNTY**, a political subdivision of the State of Florida (Mortgagee) (which term as used in every instance shall include the Mortgagee's successors and assigns).

**WITNESSETH:**

For good and valuable consideration, and also in consideration of the aggregate sum of money described in that certain Promissory Note (Note) dated even date herewith, from the Mortgagor to the order of the Mortgagee in the aggregate principal amount **EIGHTY THOUSAND DOLLARS AND NO CENTS (\$80,000.00)**, the terms of which are incorporated into and made a part hereof, the Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto the Mortgagee, in fee simple a lien upon and security interest in that certain real property (Property) located in Escambia County, Florida, which is described in Exhibit "A" attached hereto and made a part hereof, which Property is commonly known as **TARRAGONA TOWNHOMES APARTMENTS**. Hereinafter said real estate, buildings, improvements (including improvements to be made hereafter), and fixtures herein below described and located on said real estate are sometimes collectively referred to as the Premises.

**TOGETHER** with a lien on all of Mortgagor's gas and electrical fixtures, heaters, space heaters, engines and machinery, ranges, bathtubs, sinks, water closets, basins, pipes, faucets and other air conditioning, plumbing and heating fixtures, drapes, mirrors, mantles, refrigerating plants, dishwashers and appurtenances, and all building material and equipment now or hereafter delivered to the Premises and intended to be installed therein; such other goods, furnishings, equipment now or hereafter delivered to the Premises and intended to be installed therein; such other furniture, fixtures, goods, equipment, chattels and personal property (including but not limited to machinery, equipment, utilities, fire detection and prevention systems, security and access control systems,

3.4 Number and Gender. All personal pronouns used in this mortgage whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall include the plural, and vice versa.

#### ARTICLE IV

4.1 Notice. Any notice or other communication required or permitted to be given hereunder shall be sufficient if in writing and delivered in person or sent by United States Certified Mail, postage prepaid, to the parties being given such notice at the following addresses:

If to the Mortgagor:

Ron Mangum, President  
Residential Renovation Company, Inc.  
6299 Windwood Drive  
Pensacola, Florida 32504  
Phone: (850) 449-7257

If to the Mortgagee:

Escambia County  
c/o Neighborhood Enterprise Foundation, Inc.  
P.O. Box 18178  
Pensacola, Florida 32523  
Attn: Executive Director  
Telephone No.: (850) 458-0466  
Fax No: (850) 458-0464

with a copy to:

Office of the County Attorney  
221 Palafox Place, Suite 430  
Pensacola, Florida 32502  
Telephone No.: (850) 595-4970  
Fax No.: (850) 595-4979

Any party may change its address by giving the other party notice of the change. Notice given as herein above provided shall be deemed given on the date of its deposit in the United States Mail and, unless sooner received, shall be deemed received by the party to whom it is addressed on the third calendar day following the date on which the notice is deposited in the mail, or if a courier system is used, on the date of delivery of the notice.

4.2 Books and Records. Mortgagor shall keep and maintain at all times complete, true and accurate books of account and records which utilize generally accepted accounting principles, consistently applied which reflect the operation of the Premises. Mortgagor shall furnish periodic financial statements to Mortgagee required by the Loan Agreement.

#### ARTICLE V

5.1 Future Advances. This Mortgage shall also secure such future or additional advances as may be made by the Mortgagee at its option to the Mortgagor, or its successor in title, for any purpose, provided that all those advances are to be made within fifteen (15) years from the date of



**SIGNATURE PAGE FOR MORTGAGE AND SECURITY AGREEMENT  
(TARRAGONA TOWNHOMES APARTMENTS)**

IN WITNESS WHEREOF, the Mortgagor has executed and sealed this Mortgage and Security Agreement as of the day and year first above written.

WITNESSES:

RONALD MANGUM, individually, and as President  
of RESIDENTIAL RENOVATION COMPANY,  
INC., a Florida for profit corporation

By: [Signature]  
Name: SARAH TRUETT

By: [Signature]  
Ronald Mangum

By: [Signature]  
Name: Sherree Couts

STATE OF FLORIDA  
COUNTY OF EScumbia

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July, 2008, by Ronald Mangum, individually, and as President of Residential Renovation Company, Inc., a Florida for profit corporation, who executed this instrument after first being duly sworn and who ☐ is personally known to me, or ☒ has produced current FL DL M525720553050 as identification.



SHEREE COUTS  
Notary Public State of FL  
Comm. Exp. April 21, 2012  
Comm. No. DD 780841

[Signature]  
Signature of Notary Public

(Notary Seal)

Sherree Couts  
Printed Name of Notary Public

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**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY:**

**PARCEL 1 (2609 & 2617 N. TARRAGONA STREET):**

LTS 17 TO 22 BELMONT BLK 151 BELMONT TRACT OR 5878 P 795 CA 82

**PARCEL 2 (2510 A & B N. TARRAGONA STREET):**

LTS 6 7 BLK 122 EAST KING TRACT OR 5876 P 211 CA 81