APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2000545

To: Tax Collector of_	ESCAMBIA COUNTY	, Florida	
I, BUFFALO BILL LLC 1401 HWY A1A SUITE VERO BEACH, FL 3 hold the listed tax cer	2963,	ame to the Tax (Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
10-1374-535	2018/5501	06-01-2018	LT 16 HIDDEN SPRINGS PB 13 P 91 OR 5690 P 1393
redeem allpay all delirpay all TaxSheriff's cos	sts, if applicable.	erest covering the	
Electronic signature BUFFALO BILL LLC 1401 HWY A1A SU VERO BEACH, FL	session. e on file C ITE 202 32963		<u>04-28-2020</u> Application Date
	Applicant's signature		

Pai	t 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	Processing tax deed fee	
9.	Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
12.	Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), 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, and 16 if applicable)	
18.	Redemption fee	6.25
19.	Total amount to redeem	
Sign I	nere: Date of sale 07/06/2 Signature, Clerk of Court or Designee	021

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

CERTIFICATION OF TAX DEED APPLICATION

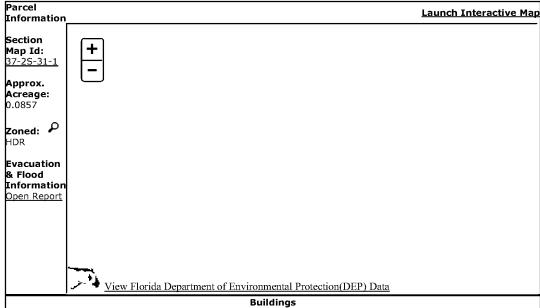
Sections 197.502 and 197.542, Florida Statutes

513 R. 07/19

Part 1: Tax Deed	App	lication Inform	nation						
Applicant Name Applicant Address	BUFFALO BILL LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963				Application date		Apr 28, 2020		
Property	1	ITABLE INTER		/ESTMENT	T CORP	Cert	ificate #	2018 / 5501	
description) NORTH W ST SACOLA, FL				Date	e certificate issued	06/01/2018	
	1	HIDDEN SPRI 6 HIDDEN SPR		13 P 91 OF	R 5690 P 1393	Dee num	d application ber	2000545	
						Acc	ount number	10-1374-535	
Part 2: Certificat	es Ov	wned by App	icant and	d Filed wi	ith Tax Deed	Appl	ication		
Column 1 Certificate Numbe	er	Column Date of Certific	_		olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2018/5501		06/01/20)18		240.63		12.03	252.66	
							→Part 2: Total*	252.66	
Part 3: Other Ce	rtifica	ites Redeeme	d by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number		Column 2 Date of Other ertificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's I	-ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2019/5297	. (06/01/2019		231.10		6.25	16.95	254.30	
							Part 3: Total*	254.30	
Part 4: Tax Colle	ector	Certified Am	ounts (Li	nes 1-7)					
1. Cost of all cert	ificate	s in applicant's	possessio	n and othe	r certificates rec		ed by applicant of Parts 2 + 3 above	506.96	
2. Delinquent tax	es pai	d by the applica	ınt			,		0.00	
3. Current taxes	paid b	y the applicant						185.27	
4. Property inform	nation	report fee and	Deed Appl	ication Red	cording and Rel	ease	Fees	200.00	
5. Tax deed appl	ication	ı fee			,			175.00	
6. Interest accrue	ed by t	ax collector und	ler s.197.5	42, F.S. (s	ee Tax Collecto	r Inst	ructions, page 2)	0.00	
7. Total Paid (Lines 1-6) 1,067.2						1,067.23			
I certify the above in						y infor	mation report fee, a	nd tax collector's fees	
Sign here: Sign:	ature, T	ax Collector or Desi	gnee X			_	Escambia County , F Date <u>May 18th,</u> :		
		<u> </u>		Court by 10 d	ays after the date si	gned.	See Instructions on Pa	ge 2	

		Real Estate Search		Tangible Property Search	Sale List	
+	Navigate Mode	● Account O Reference	· •		Printer Fr	iendly Version
Ga	neral Informati	on		Assassments		

General Information			Assess	ments			
Reference:	372S311200000016		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	101374535		2019	\$12,000	\$0	\$12,000	\$12,000
Owners:	EQUITABLE INTEREST & IN	NVESTMENT	2018	\$12,000	\$0	\$12,000	\$12,000
	CORP		2017	\$12,350	\$0	\$12,350	\$12,350
Mail:	4490 NORTH W ST PENSACOLA, FL 32505						
Situs:	2829 HIDDEN SPRINGS DE	R 32526			<u>Disclaim</u>	<u>er</u>	
Use Code:	VACANT RESIDENTIAL 🔑						
Taxing Authority:	COUNTY MSTU			I	ax Estima	<u>ator</u>	
Tax Inquiry:	Chen lay Induity Window				or New H		<u>ad</u>
Tax Inquiry li	ink courtesy of Scott Lunsfo	rd		<u>Exe</u>	emption (<u> Online</u>	
Escambia Co	unty Tax Collector						
Sales Data			2019 0	ertified Roll	Exemptions		
Sale Bo	ook Page Value Type	Official Records (New	None				
	500 1303 #300 000 WD	Window)	Legal [Description			
02/2005 55	590 1393 \$290,000 WD 589 575 \$96,000 WD	<u>View Instr</u> View Instr	LT 16 H	IIDDEN SPRIN	NGS PB 13 P 91	L OR 5690 P	1393
		View Instr					
· · · · · · · · · · · · · · · · · · ·			Evtra 5	ionturas			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and			Extra Features				
Comptroller	and, and the direction do		None				
Parcel			41				



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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020054984 7/8/2020 9:17 AM
OFF REC BK: 8327 PG: 580 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That BUFFALO BILL LLC holder of Tax Certificate No. 05501, issued the 1st day of June, A.D., 2018 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 16 HIDDEN SPRINGS PB 13 P 91 OR 5690 P 1393

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101374535 (0721-18)

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

EQUITABLE INTEREST & INVESTMENT CORP

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 Tuesday in the month of July, which is the 6th day of July 2021.

Dated this 7th day of July 2020.

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.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Par	rt 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.		-
9.		
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
12.	Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
<u> </u>		
Sign h	nere: Date of sale 07/06/20	021

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

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Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513 Rule 12D-16.002 F.A.C Effective 07/19 Page 1 of 2

Part 1: Tax Deed	Application Info	ormation					
Applicant Name Applicant Address	BUFFALO BILL LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963			Appl	ication date	Apr 28, 2020	
Property description	EQUITABLE INTI 4490 NORTH W PENSACOLA, FL	ST 32505	VESTMEN	T CORP	Certi	ficate #	2018 / 5501
	2829 HIDDEN SF 10-1374-535 LT 16 HIDDEN S		13 P 91 OI	R 5690 P 1393	Date	certificate issued	06/01/2018
Part 2: Certificat	es Owned by Ap	plicant an	d Filed w	ith Tax Deed	Appli	ication	
Column 1 Certificate Numbe	Colu r Date of Cer		_	olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/5501	06/01	2018		240.63		12.03	252.66
						→Part 2: Total*	252.66
Part 3: Other Cei	tificates Redeel	ned by Ap	plicant (C	Other than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's i	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/5297	06/01/2019		231.10		6.25 16.95		254.30
						Part 3: Total*	254.30
Part 4: Tax Colle	ector Certified A	mounts (L	ines 1-7)				
Cost of all certi	ficates in applicant	s possessio	n and othe			d by applicant of Parts 2 + 3 above)	506.96
2. Delinquent taxe	es paid by the appl	cant					0.00
3. Current taxes p	paid by the applicar	nt					185.27
4. Property inform	nation report fee						200.00
5. Tax deed application fee					175.00		
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) 0.00							
7. Total Paid (Lines 1-6) 1,067.23							
l certify the above in have been paid, and	formation is true and that the property i	nd the tax ce	ertificates, intatement is	nterest, property s attached.	/ inform	nation report fee, an	d tax collector's fees
AD				· · · · · · · · · · · · · · · · · · ·		Escambia, Florida	9
Sign here: Date August 27th, 2020							

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

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: 101374535 Certificate Number: 005501 of 2018

Payor: EQUITABLE INTEREST AND INVESTMENTS 4490 NORTH W ST PENSACOLA, FL 32505 Date 02/18/2021

Clerk's Check #	725000429	Clerk's Total	\$572.08
Tax Collector Check #	1	Tax Collector's Total	\$1,313.61
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	-\$1,962.6 9
			1467.61

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

Escambia County Receipt of Transaction Receipt # 2021011697

Cashiered by: mkj

Pam Childers Clerk of Court Escambia County, Florida

Received From

EQUITABLE INTEREST & INVESTMENT

On Behalf Of:

On: 2/19/21 8:17 am Transaction # 101550262

CaseNumber 2018 TD 005501						
Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TD70) ADVANCE PAY ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	1450.61	0.00	0.00	1450.61	1450.61	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	0.00
Total:	1934.61	467.00	0.00	1467.61	1467.61	0.00

Grand Total:

1934.61

Payments Total:

467.00

0.00

0.00

1467.61

0.00

1467.61

0.00

0.00

1467.61

PAYMENTS

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
CHECK	0725000429	ОК	1467.61	0.00	0.00	0.00	1467.61
	CHKNAME: EQUITABLE INTEREST						

1467.61

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021018006 2/19/2021 10:00 AM
OFF REC BK. 8467 PG: 1404 Doc Type: RTD

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 8327, Page 580, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05501, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 101374535 (0721-18)

DESCRIPTION OF PROPERTY:

LT 16 HIDDEN SPRINGS PB 13 P 91 OR 5690 P 1393

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: EQUITABLE INTEREST & INVESTMENT CORP

Dated this 18th day of February 2021.

COMPTAGE STATE OF THE STATE OF

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk PENSACOLA, FL

Title D

BAILEY, LEON HWY 297 A PENSACOLA, FL

<u>Annual Reports</u>

Report Year	Filed Date
1992	08/10/1992
1993	06/07/1993
1994	05/01/1994

Document Images

No images are available for this filing.



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation HIDDEN SPRINGS HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number N25854 **FEI/EIN Number** 59-2859144 **Date Filed** 04/11/1988

State FL

Status INACTIVE

Last Event ADMIN DISSOLUTION FOR

ANNUAL REPORT

Event Date Filed 08/25/1995 **Event Effective Date** NONE

Principal Address

% MICHAEL DUREN 302 CONECUH STREET MILTON, FL 32570

Mailing Address

% MICHAEL DUREN 302 CONECUH STREET MILTON, FL 32570

Registered Agent Name & Address

DUREN, ROY MICHAEL 302 CONECUH STREET MILTON, FL 32570

Officer/Director Detail

Name & Address

Title D

DUREN, ROY MICHAEL 302 CONECUH STREET MILTON, FL

Title D

HICKS, STEVE

2801 HIDDEN SPRINGS CIR

2431 HWY 297A CANTONMENT, FL 32533

Annual Reports

Report Year	Filed Date
2005	02/22/2005
2006	02/06/2006
2007	07/29/2007

Document Images

07/29/2007 ANNUAL REPORT	View image in PDF format
02/06/2006 ANNUAL REPORT	View image in PDF format
02/22/2005 REINSTATEMENT	View image in PDF format
04/30/2003 ANNUAL REPORT	View image in PDF format
09/09/2002 ANNUAL REPORT	View image in PDF format
<u>04/14/1999 ANNUAL REPORT</u>	View image in PDF format
03/31/1998 ANNUAL REPORT	View image in PDF format
06/16/1997 ANNUAL REPORT	View image in PDF format
05/29/1996 ANNUAL REPORT	View image in PDF format



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation

EQUITABLE INTEREST AND INVESTMENT CORPORATION

Filing Information

4/13/2021

 Document Number
 P94000084032

 FEI/EIN Number
 59-3308413

 Date Filed
 11/14/1994

State FL

Status INACTIVE

Last Event ADMIN DISSOLUTION FOR

ANNUAL REPORT

Event Date Filed 09/26/2008
Event Effective Date NONE

Principal Address

ROBERT W. KIMBALL 2431 HWY 297A

CANTONMENT, FL 32533

Changed: 02/06/2006

Mailing Address

ROBERT W. KIMBALL 2431 HWY 297A

CANTONMENT, FL 32533

Changed: 02/06/2006

Registered Agent Name & Address

KIMBALL, ROBERT W ROBERT W. KIMBALL 2431 HWY 297A CANTONMENT, FL FL

Address Changed: 02/06/2006

Officer/Director Detail

Name & Address

Title PVTS

KIMBALL, ROBERT W

BK: 5690 PG: 1404 Last Page

PROMISSORY NOTE

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OF THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$350,000.00 TOGETHER WITH ANY AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

\$350,000.00 July 1, 2005

FOR VALUE RECEIVED, the undersigned, promises to pay to IRENE TROTTER in the manner hereinafter specified, the principal sum of THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00) with interest from date at the rate of TWELVE PERCENT (12.00%), per annum on the balance remaining unpaid. The said payments shall be payable in lawful money of the United States of America at 6243 Pine Grove Drive, Point Clear, Alabama 36564, or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Interest only payments in the amount of \$3,500.00 shall be made each month beginning on August 1, 2005 for 2 months. A Balloon payment of the principal amount of \$350,000.00 shall be due and payable October 1, 2005.

This note is not assumable without prior written consent of the Note Holder. If any payment is not paid within ten (10) days of that date it is due there shall be added to said payment a late charge of five percent (5.0%) of said payment amount.

If default be made in the payment of any of the principal sums or interest mentioned herein or in said mortgage, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest in any 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 maximum rate the State of Florida allows. 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:	
	Equitable Interest and Investment
	Corporation
	SAMMA (CEAL)
	SEAL) By: ROBERT KIMBALL
	ITS: PRESIDENT
	(SEAL)

EXHIBIT "A"

PARCEL A:

LOTS 5, 14, 15,16, 17, 18, 19, 20 AND 22, HIDDEN SPRINGS, A PLANNED UNIT DEVELOPMENT SUBDIVISION OF A PORTION OF THE JOSEPH POL GRANT, IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGE 91, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY.

PARCEL B:

LOT 1, HIDDEN SPRINGS, A PLANNED UNIT DEVELOPMENT SUBDIVISION OF A PORTION OF THE JOSEPH POL GRANT, IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGE 91, OF THE PUBLIC RECORDS OF SAID COUNTY.

PARCEL C:

LOT 4, HIDDEN SPRINGS, A PLANNED UNIT DEVELOPMENT SUBDIVISION OF A PORTION OF THE JOSEPH POL GRANT, IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 13, PAGE 91, OF THE PUBLIC RECORDS OF SAID COUNTY.

Sign:

Print:

By: Robert W. Kimball
Its: President

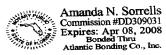
(Seal)

WENDY WHITE

(Seal)

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing was acknowledged before me on this the 1st day of July, 2005, by Robert W. Kimball, President of Equitable Interest and Investment Corporation who affirmed that he/she provided the above information and that the same is true and correct to the best of his/her knowledge and belief and who is personally known to me or who produced ________ as identification and who did take an oath.



Print:

NOTARY PUBLIC - STATE OF FLORIDA

My Commission Expires:_

My Commission Number:

anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns or is notified by any governmental or regulatory authority, that any removal or any remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, material containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environment Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

- 21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.
- 22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.
- 23. Attorneys' Fees. As used in this Security Instrument and the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.
- 24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

 [Check applicable box(es)]

Adjustable Rate Rider	Condominium Rider	1-4 Family Rents Rider
Graduated Payment Rider	Planned Unit Development Rider	Biweekly Payment Rider
Balloon Rider	Rate Improvement Rider	Second Home Rider
V.A. Rider	Other(s) [specify]	

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge of the Note.

- 14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.
- 15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.
- 16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.
- 17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

- 18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Agreement; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.
- 19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and the address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.
- 20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do,

mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

- 9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.
- 10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemner offers to take an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

- 11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sum secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of preclude the exercise of any right or remedy.
- 12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who cosigns this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.
- 13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in

4/13/2021

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

- 6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.
- 7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, or condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payments, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrowing requesting payment.

8. Mortgage Insurance. If Lender required mortgage insurance of a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate

at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

- 3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.
- 4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any, Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower:
(a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

Recorded in Public Records 07/28/2005 at 10:25 AM OR Book 5690 Page 1396, Instrument #2005399930, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$78.00 MTG Stamps \$1225.00 Int. Tax \$700.00

This instrument was prepared by:
William E. Farrington, II
After recording return to:
Wilson, Harrell, Smith, Farrington & Ford P.A.
307 South Palafox Street
Pensacola, Florida 32502
WHSFF# 1-40054

185° 100°° 100°°

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on this 1st day of July, 2005. The Mortgagor is Equitable Interest and Investment Corporation, ("Borrowers"). This Security Instrument is given to Irene Trotter 6243 Pine Grove Drive, Point Clear, Alabama 36564 ("Lender"). Borrower owes Lender the principal sum of Three Hundred Fifty Thousand and no/100-----------------Dollars (U.S. \$350,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on October 1, 2005. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Escambia County, Florida:

See Attached Exhibit "A"

which has the address of: Hidden Springs Drive, Pensacola, FL 32506 ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest; Prepayment and Late Charges: Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.
- 2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may,

BK: 5690 1395 Last Page PG:

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

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

NAME OF ROADWAY: HIDDEN SPRINGS DRIVE

Hidden Springs Dr. Lots 5, 14, 15, 16, 17, 18, 19, 20, 22 in **LEGAL ADDRESS OF:** addition to 2853 and 2859 Hidden Springs Drive, Pensacola, FL 32506

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

a Limited

This form completed by:

WILSON, HARRELL, SMITH, BOLES & FARRINGTON, P.A. 307 South Palafox Street

Pensacola, Florida 32501

AS TO SELLE	R(S):
Martin Brothers	LLC, a Florid
Liability Company	95

Martin, Managing Member

Albert J. Martin, Managing Member

WITNESSES TO SELI

Printed Name: 1

Printed Name:

AS TO BUYER(S):

Equitable Interest and Investment Corporation,

Robert W. Kimball, President

ESSES TO BUY

Printed Name: HMC

offenders Printed Name:

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

EXHIBIT "A"

PARCEL A:

LOTS 5, 14, 15,16, 17, 18, 19, 20 AND 22, HIDDEN SPRINGS, A PLANNED UNIT DEVELOPMENT SUBDIVISION OF A PORTION OF THE JOSEPH POL GRANT, IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGE 91, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY.

PARCEL B:

LOT 1, HIDDEN SPRINGS, A PLANNED UNIT DEVELOPMENT SUBDIVISION OF A PORTION OF THE JOSEPH POL GRANT, IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGE 91, OF THE PUBLIC RECORDS OF SAID COUNTY.

PARCEL C:

LOT 4, HIDDEN SPRINGS, A PLANNED UNIT DEVELOPMENT SUBDIVISION OF A PORTION OF THE JOSEPH POL GRANT, IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 13, PAGE 91, OF THE PUBLIC RECORDS OF SAID COUNTY.

1

Recorded in Public Records 07/28/2005 at 10:25 AM OR Book 5690 Page 1393, Instrument #2005399929, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$2030.00

Prepared by and return to:
WILLIAM E. FARRINGTON, II
Wilson, Harrell, Farrington & Ford, P.A.
307 South Palafox Street
Pensacola, Florida 32502
WHSB&F# 1-40054

2020

Parcel I.D. Number:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Martin Brothers LLC, a Florida Limited Liability Company, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do/does hereby grant, bargain, sell, convey and warrant unto Equitable Interest and Investment Corporation, a Florida Corporation, whose address is 672 Brent Lane, Pensacola, FL 32503; Grantees, Grantee's heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

See Attached Exhibit "A"

and the Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st Day of July, 2005.

Signed, Sealed and Delivered in the presence of:

Sign: WWW)

Sign: Print:

Print: WENDY WHITE

Martin Brothers, LLC, a Florida Limited Liability

Liability Company

Albert J. Marin Managing Member

Jeffrey T. Martin, Managing Member

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1st Day of July, 2005, by Albert J. Martin, Managing Member and Jeffrey T. Martin, Managing Member of Martin Brothers LLC, a Florida Limited Liability Company, who is/are personally known to me or who produced as identification and did not take an oath.

WILLIAM E. FARRINGTON, II Notary Public - State of FL Comm. Exp. 11/01/06 Comm. No. DD 140973 Print: NOTARY PUBLIC

Sign:

My Commission Expires:

My Commission Number:

PROPERTY INFORMATION REPORT

April 13, 2021

Tax Account #: 10-1374-535

LEGAL DESCRIPTION EXHIBIT "A"

LT 16 HIDDEN SPRINGS PB 13 P 91 OR 5690 P 1393

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-1374-535 (0721-18)

PERDIDO TITLE & ABSTRACT, INC.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: JUL 6, 2021 TAX ACCOUNT #: 10-1374-535 **CERTIFICATE #:** 2018-5501 In compliance with Section 197.522, 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 2020 tax year. **EQUITABLE INTEREST AND EQUITABLE INTEREST AND INVESTMENT CORPORATION INVESTMENT CORPORATION 672 BRENT LANE** C/O ROBERT KIMBALL PENSACOLA, FL 32503 2431 HWY 297A CANTONMENT, FL 32533 **IRENE TROTTER 6243 PINE GROVE DRIVE HIDDEN SPRINGS HOMEOWNERS** POINT CLEAR, AL 36564 ASSOCIATION, INC. C/O MICHAEL DUREN **302 CONECUH STREET** MILTON, FL 32570

Certified and delivered to Escambia County Tax Collector, this 13th day of April, 2021.

PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

April 13, 2021

Tax Account #: 10-1374-535

- 1. The Grantee(s) of the last deed(s) of record is/are: **EQUITABLE INTEREST AND INVESTMENT CORPORATION**, A FLORIDA CORPORATION
 - By Virtue of Warranty Deed recorded 7/28/2005 OR 5690/1393
- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. Mortgage in favor of Irene Trotter recorded 7/28/2005 OR 5690/1396
- 4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.

Tax Account #: 10-1374-535 Assessed Value: \$12,000 Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **HIDDEN SPRINGS HOMEOWNERS ASSOCIATION, INC.**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR					
TAX ACCOUNT #:	10-1374-535	CERTIFICATE #:	2018-5501		
REPORT IS LIMITED T	TITLE INSURANCE. THE LIA O THE PERSON(S) EXPRESS RT AS THE RECIPIENT(S) OF	LY IDENTIFIED BY	NAME IN THE PROPERTY		
The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.					
and mineral or any subsu	o: Current year taxes; taxes and rface rights of any kind or nature, boundary line disputes, and any the premises.	e; easements, restrictio	ns and covenants of record;		
This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.					
Use of the term "Report"	herein refers to the Property Inf	Formation Report and the	he documents attached hereto.		
Period Searched: April	11, 2001 to and including Apri	il 11, 2021Abstrac	ctor: Vicki Campbell		
ВУ	- 1				

Michael A. Campbell,

As President

Dated: April 13, 2021