

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300262

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC  
TLOA OF FLORIDA LLC FOR SECURED PARTY  
PO BOX 669488  
DALLAS, TX 75266-9488,

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
10-4464-650	2021/4817	06-01-2021	LOT 39 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 7918 P 765

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  
TLOA OF FLORIDA LLC  
TLOA OF FLORIDA LLC FOR SECURED PARTY  
PO BOX 669488  
DALLAS, TX 75266-9488

04-25-2023  
Application Date

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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)	
Sign here: _____ Date of sale <u>11/01/2023</u> Signature, Clerk of Court or Designee	

### 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

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

112333

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC TLOA OF FLORIDA LLC FOR SECURED PARTY PO BOX 669488 DALLAS, TX 75266-9488	Application date	Apr 25, 2023
Property description	EVERGREENS 1 LLC 5340 N FEDERAL HWY SUITE 110 LIGHTHOUSE POINT, FL 33064 16189 TARPON DR 10-4464-650 LOT 39 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 7918 P 765	Certificate #	2021 / 4817
		Date certificate issued	06/01/2021

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2021/4817	06/01/2021	2,258.21	112.91	2,371.12
→Part 2: Total*				2,371.12

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/5208	06/01/2022	2,894.96	6.25	144.75	3,045.96
Part 3: Total*					3,045.96

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	5,417.08
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,827.16
4. Property information 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)	8,619.24

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here.

Signature, Tax Collector or Designee

Escambia, Florida

Date May 5th, 2023

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

+ \$6.25



# Chris Jones

## Escambia County Property Appraiser


Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information		Assessments				
Parcel ID:	1535323000390008	Year	Land	Imprv	Total	Cap Val
Account:	104464650	2022	\$172,000	\$0	\$172,000	\$162,800
Owners:	EVERGREENS 1 LLC	2021	\$148,000	\$0	\$148,000	\$148,000
Mail:	5340 N FEDERAL HWY SUITE 110 LIGHTHOUSE POINT, FL 33064	2020	\$148,000	\$0	\$148,000	\$148,000
Situs:	16189 TARPON DR 32507	Disclaimer				
Use Code:	VACANT RESIDENTIAL 	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					2022 Certified Roll Exemptions				
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None			
05/29/2018	7918	765	\$179,900	WD		<b>Legal Description</b>			
08/2006	6003	454	\$87,000	WD		LOT 39 BLK H RUSSELL BAYOU AT INNERARITY ISLAND			
05/2004	5418	910	\$199,900	WD		PHASE II PB 17 P 22 & 22A OR 7918 P 765			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					<b>Extra Features</b>	None			

Parcel Information		Launch Interactive Map	
<b>Section Map Id:</b> 15-35-32-3			
<b>Approx. Acreage:</b> 0.3973			
<b>Zoned:</b> LDR			
<b>Evacuation &amp; Flood Information:</b> <a href="#">Open Report</a>			
<a href="#">View Florida Department of Environmental Protection (DEP) Data</a>			
<b>Buildings</b>			
<b>Images</b>			
<b>None</b>			

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: 05/08/2023 (tc.17969)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023037329 5/10/2023 4:21 PM  
OFF REC BK: 8975 PG: 721 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC** holder of **Tax Certificate No. 04817**, issued the **1st** day of **June, A.D., 2021** 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:

**LOT 39 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 7918 P 765**

**SECTION 15, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 104464650 (1123-33)**

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

**EVERGREENS 1 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** Wednesday in the month of November, which is the **1st day of November 2023**.

Dated this 10th day of May 2023.

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



**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: 104464650 Certificate Number: 004817 of 2021**

**Payor: EVERGREENS 1 LLC 5340 N FEDERAL HWY STE 110 LIGHTHOUSE POINT FL 33064  
Date 7/27/2023**

Clerk's Check #	1	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$9,580.51
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$10,111.39</del>

**\$9,169.88**

**\$9,186.88**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:  
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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



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

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

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

**Case # 2021 TD 004817**

**Redeemed Date 7/27/2023**

**Name EVERGREENS 1 LLC 5340 N FEDERAL HWY STE 110 LIGHTHOUSE POINT FL 33064**

Clerk's Total = TAXDEED	\$503.88	<del>\$9,169.88</del>
Due Tax Collector = TAXDEED	\$9,530.51	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
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



Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**

**Account: 104464650 Certificate Number: 004817 of 2021**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/1/2023"/>	Redemption Date <input type="text" value="7/27/2023"/>
Months	7	3
Tax Collector	<input type="text" value="\$8,619.24"/>	<input type="text" value="\$8,619.24"/>
Tax Collector Interest	\$905.02	\$387.87
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$9,530.51	<input type="text" value="\$9,013.36"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$47.88	\$20.52
Total Clerk	\$503.88	<input type="text" value="\$476.52"/> 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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$10,111.39	\$9,506.88
	Repayment Overpayment Refund Amount	\$604.51

## 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 8975, Page 721, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04817, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 104464650 (1123-33)

DESCRIPTION OF PROPERTY:

LOT 39 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 7918 P  
765

SECTION 15, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: EVERGREENS 1 LLC

Dated this 27th day of July 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 10-4464-650 CERTIFICATE #: 2021-4817

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

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.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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 Information Report and the documents attached hereto.

Period Searched: August 6, 2003 to and including August 6, 2023 Abstractor: Alicia Hahn

BY

Michael A. Campbell,  
As President  
Dated: August 7, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

August 7, 2023

Tax Account #: **10-4464-650**

1. The Grantee(s) of the last deed(s) of record is/are: **EVERGREENS 1 LLC**

**By Virtue of Warranty Deed recorded 6/15/2018 in OR 7918/765**

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 Peggy Ann Picard recorded 6/15/2018 OR 7918/767**

**b. Lien in favor of Randall Construction Group recorded 8/24/2006 OR 5977/1364**

4. Taxes:

**Taxes for the year(s) 2020-2022 are delinquent.**

**Tax Account #: 10-4464-650**

**Assessed Value: \$162,800.00**

**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): **RUSSELL BAYOU 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.

**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:** NOV 1, 2023

**TAX ACCOUNT #:** 10-4464-650

**CERTIFICATE #:** 2021-4817

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**EVERGREENS 1 LLC**  
**5340 N FEDERAL HWY, STE 110**  
**LIGHTHOUSE POINT, FL 33064**

**RUSSELL BAYOU HOMEOWNERS ASSOCIATION, INC**  
**4851 WHARF PARKWAY, STE D-220**  
**ORANGE BEACH, AL 36561**

**PEGGY ANN PICARD, TRUSTEE**  
**AKA ANN PICARD**  
**FOR PEGGY ANN PICARD TRUST**  
**PO BOX 1147**  
**ORANGE BEACH, AL 36561**

**DEBRA RANDALL**  
**RANDALL CONSTRUCTION GROUP INC**  
**1045 S FAIRFIELD DR**  
**PENSACOLA, FL 32506**

**PEGGY ANN PICARD**  
**AKA ANN PICARD**  
**25402 PERDIDO BEACH BLVD**  
**ORANGE BEACH, AL 36561**

**PEGGY ANN PICARD**  
**AKA ANN PICARD**  
**31625 SHOALWATER DR**  
**ORANGE BEACH, AL 36561**

**Certified and delivered to Escambia County Tax Collector, this 7<sup>th</sup> day of August, 2023.**  
**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**

**August 7, 2023**

**Tax Account #:10-4464-650**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LOT 39 BLK H RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 7918  
P 765**

**SECTION 15, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 10-4464-650(1123-33)**

18.50

Prepared by:  
William E. Farrington II  
Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons, P.A.  
14758 Perdido Key Drive  
Pensacola, Florida 32507

File Number: 1-52846

### General Warranty Deed

Made this May 31, 2018 A.D. By **Peggy Ann Picard, Trustee of the Trust Agreement of Peggy Ann Picard dated January 19, 2004**, P.O. Box 1147, Orange Beach, Alabama 36561, hereinafter called the grantor, to **Evergreens 1, LLC**, a Florida Limited Liability Company, whose post office address is: 5340 N. Federal Hwy, Suite 110, Lighthouse Point, Florida 33064, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 39, Block H, Russell Bayou At Innerarity Island Phase II, a subdivision of a portion of Section 15, Township 3 South, Range 32 West, Escambia County, Florida., according to Plat recorded in Plat Book 17, Page(s) 22 and 22A, of the Public Records of said County.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **153S323000390008**

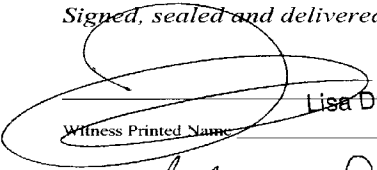
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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 of all encumbrances except taxes accruing subsequent to December 31, 2017.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.


*Signed, sealed and delivered in our presence:*

  
Witness Printed Name: Lisa Durant Thompson

  
Witness Printed Name: SHIRLEY POWELL

State of Florida  
County of ESCAMBIA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May, 2018, by Peggy Ann Picard, Trustee of the Trust Agreement of Peggy Ann Picard dated January 19, 2004, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

  
Peggy Ann Picard, Trustee of the Trust Agreement of Peggy Ann Picard dated January 19, 2004  
Address: P.O. Box 1147, Orange Beach, Alabama 36561



LISA DURANT THOMPSON  
Commission # GG 190269  
Expires December 10, 2020  
Bonded Thru Budget Notary Services

  
Notary Public  
Print Name: Lisa Durant Thompson  
My Commission Expires: \_\_\_\_\_

**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 acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 16189 Tarpon Drive

LEGAL ADDRESS OF PROPERTY: 16189 Tarpon Drive, Pensacola, Florida 32507

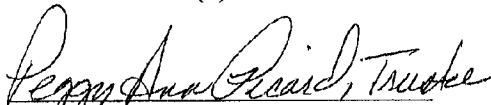
The County ( ) has accepted ( x ) has not accepted the abutting roadway for maintenance.

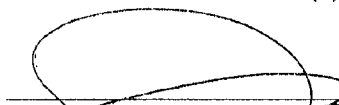
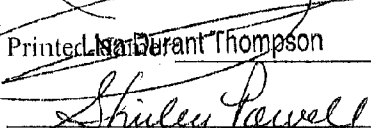
This form completed by:

Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.  
14758 Perdido Key Drive  
Pensacola, FL 32507

AS TO SELLER(S):

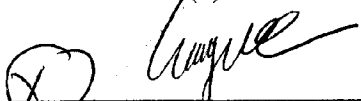

WITNESSES TO SELLER(S):

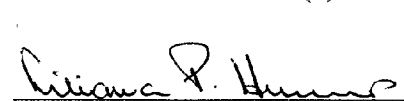
  
Peggy Ann Picard, Trustee of the Trust Agreement  
of Peggy Ann Picard dated January 19, 2004

  
Printed Name: L. Durant Thompson  
  
Printed Name: Shirley Powell

AS TO BUYER(S):

WITNESSES TO BUYER(S):

  
  
Evergreens 1, LLC  
by: Hang Nguyen  
Its: Manager

  
Printed Name: Liliana P Humphreys

Printed Name: \_\_\_\_\_

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



Recorded in Public Records 6/15/2018 3:51 PM OR Book 7918 Page 767,  
Instrument #2018047349, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50 MTG Stamps \$454.65 Int. Tax \$259.80

35.50

This instrument was prepared by:  
Wilson, Harrell, Farrington, Ford, Wilson, Spain  
& Parsons, P.A.  
14758 Perdido Key Drive  
Pensacola, FL 32507  
FILE# 1-52961

**\_\_\_ THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$ 127,821.66, TOGETHER WITH ACCRUED INTEREST, IF ANY AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

### **MORTGAGE**

**EVERGREENS 1, LLC, a Florida Limited Liability Company**, hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereafter described, received from **PEGGY ANN PICARD, as Trustee under the Trust Agreement of Peggy Ann Picard, dated January 19, 2004**, whose address is P.O. Box 1147, Orange Beach, AL 36561, hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 31<sup>st</sup> day of May, 2018, mortgages to the Mortgagee the real property in Escambia County, Florida described as:

SEE ATTACHED

as security for the payment of the following: Mortgage in the amount of \$129,900.00 payable according to its terms. This mortgage is not assumable without prior written consent of the mortgagee. This mortgage must be paid upon transfer/sale.

AND Mortgagor agrees:

1. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.
2. To keep all buildings now or hereafter on the land insured against damage by fire, flood and windstorm in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may

**BK: 7918 PG: 768**

permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.

3. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this mortgage.
4. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall also be secured by this mortgage.
5. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
6. If this is a junior mortgage, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this mortgage.
7. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.
8. This Mortgage secured hereby may not be assumed without the prior written consent of the Mortgagee. If all or any part of the Property or any interest in it is sold or transferred without said prior written consent, Mortgagee may, at its option, require immediate payment of all sums due under the terms of this Mortgage.
9. If this mortgage is prepaid at any time during its term, there shall be no prepayment penalty.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this the date and year first above written.

BK: 7918 PG: 769

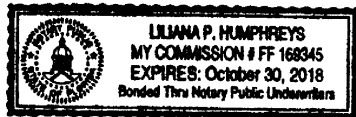
Signed, sealed and delivered  
in the presence of:

\_\_\_ THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL  
BALANCE DUE UPON MATURITY IS \$127,821.66, TOGETHER WITH ACCRUED INTEREST, IF ANY  
AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

<p>→ Sign: _____</p> <p>→ Print: _____</p> <p>→ Sign: _____</p> <p>→ Print: _____</p>	<p>EVERGREENS 1, LLC, A Florida Limited Liability Company</p> <p>X <u>Hang Nguyen</u></p> <p>By: <u>Hang Nguyen, Manager</u></p> <p><u>Hang Nguyen</u></p>
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STATE OF FLORIDA FLORIDA  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June 2018,  
by Hang Nguyen, as Manager of Evergreens, LLC, a Florida Limited Liability Company who  
is personally known to me or who produced FLDL N250-33882 as identification and  
did not take an oath. 830-1



Sign: Liliana P. Humphreys  
Print: Liliana P Humphreys  
NOTARY PUBLIC  
My Commission Expires: 10/30/18  
My Commission Number: FF 169345

**BK: 7918 PG: 770 Last Page**

## **Exhibit "A"**

Lot 39, Block H, Russell Bayou At Innerarity Island Phase II, a subdivision of a portion of Section 15, Township 3 South, Range 32 West, Escambia County, Florida., according to Plat recorded in Plat Book 17, Page(s) 22 and 22A, of the Public Records of said County.

**File Number: 1-52846**

Legal Description with Non Homestead

Recorded in Public Records 08/24/2006 at 10:40 AM OR Book 5977 Page 1364,  
Instrument #2006085804, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded As Received  
Not Within 90 Days  
F. S. 713.08

## CLAIM OF LIEN

### STATE OF FLORIDA COUNTY OF ESCAMBIA

Before me, the undersigned notary public, personally appeared \_\_\_\_\_  
Debra Randall for Randall Construction Group Inc whose address is  
1045 S Fairfield Drive Pensacola Florida 32506  
And that in accordance with a contract with P & R LLC  
Lienor furnished labor, services or material on the following described real property in

Lots 36-37-38 Coronada Court PB 1 P 12 or 5401 P 1570  
Escambia County Florida  
Owned by Ann Picard

Of a total value of \$ 4,791.23 and furnished the first of the items on December,  
2005.

And the last of the items on December, 2005 and (if the lien is claimed by one not in  
privity with the owner) certified mail/posting of premises: and (if required) that the  
lienor served copies of the notice on the contractor on \_\_\_\_\_ by actual  
delivery/certified mail/posting of premises and on the  
subcontractor, NA, on NA by  
actual delivery/certified mail/posting of premises.

Debra Randall  
Signature

Debra Randall  
Printed or Typed Name

State of Florida  
County of Escambia

Before the undersigned Notary Public, personally appeared Debra Randall, who  
is personally known to me.

Given under my hand and official seal this 23rd day of August, 2006

Edward C. Lockskin  
Notary Public  
My Commission expires: 11/12/08

Prepared by: Deborah Lockskin  
1045 S Fairfield Dr  
Pensacola FL 32506



EDWARD C. LOCKSKIN  
MY COMMISSION # DD 336769  
EXPIRES: November 12, 2008  
Bonded Thru Budget Notary Services