



# 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 Information

|                                     |  |                         |              |
|-------------------------------------|--|-------------------------|--------------|
| Applicant Name<br>Applicant Address | KEYS FUNDING LLC - 9022<br>PO BOX 71540<br>PHILADELPHIA, PA 19176-1540   | Application date        | Apr 22, 2024 |
| Property description                | OFFENBURGER CHRISTOPHER M<br>PO BOX 3443<br>PENSACOLA, FL 32516<br>732 N FAIRFIELD DR<br>09-3507-210<br>THE S 22 FT OF THE N 218 24/100 FT OF LT 94<br>ROYAL PINES UNIT 2 PB 5 P 51 OR 6396 P<br>1094/1096 | Certificate #           | 2022 / 4256  |
|                                     |  | Date certificate issued | 06/01/2022   |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2022/4256                    | 06/01/2022                           | 776.52                                 | 38.83                | 815.35                                   |
| →Part 2: Total*                |                                      |  |                      | 815.35                                   |

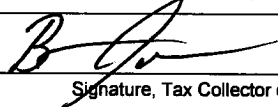
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2023/4317                    | 06/01/2023                                    | 863.81  | 6.25                            | 53.45                | 923.51                                       |
| Part 3: Total*                 |   |   |                                 |                      | 923.51                                       |

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

|   |          |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 1,738.86 |
| 2. Delinquent taxes paid by the applicant   | 0.00     |
| 3. Current taxes paid by the applicant  | 847.21   |
| 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)   | 2,961.07 |

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:  | Escambia, Florida     |
| Signature, Tax Collector or Designee   | Date April 24th, 2024 |

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

| <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>04/02/2025</u><br>Signature, Clerk of Court or Designee                  |  |

# 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.

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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400515

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 9022

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

| Account Number | Certificate No. | Date       | Legal Description  |
|----------------|-----------------|------------|--|
| 09-3507-210    | 2022/4256       | 06-01-2022 | THE S 22 FT OF THE N 218 24/100 FT OF<br>LT 94 ROYAL PINES UNIT 2 PB 5 P 51 OR<br>6396 P 1094/1096 |

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

KEYS FUNDING LLC - 9022
















PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-22-2024

Application Date

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

| General Information  |  |             |              |             |   | Assessments   |             |              |              |                       |
|--|--|-------------|--------------|-------------|---|---|-------------|--------------|--------------|-----------------------|
| <b>Parcel ID:</b>  | 112S313000012094   |             |              |             |   | <b>Year</b>   | <b>Land</b> | <b>Imprv</b> | <b>Total</b> | <b><u>Cap Val</u></b> |
| <b>Account:</b>  | 093507210  |             |              |             |   | 2023  | \$5,000     | \$74,262     | \$79,262     | \$35,649              |
| <b>Owners:</b>   | OFFENBURGER CHRISTOPHER M  |             |              |             |   | 2022  | \$5,000     | \$64,541     | \$69,541     | \$32,409              |
| <b>Mail:</b>   | PO BOX 3443<br>PENSACOLA, FL 32516   |             |              |             |   | 2021  | \$5,000     | \$50,457     | \$55,457     | \$29,463              |
| <b>Situs:</b>  | 732 N FAIRFIELD DR 32506   |             |              |             |   | <b>Disclaimer</b>   |             |              |              |                       |
| <b>Use Code:</b>   | SINGLE FAMILY - TOWNHOME  |             |              |             |   | <b>Tax Estimator</b>  |             |              |              |                       |
| <b>Taxing Authority:</b>   | COUNTY MSTU  |             |              |             |   | <b>File for Exemption(s) Online</b>   |             |              |              |                       |
| <b>Tax Inquiry:</b>  | <a href="#">Open Tax Inquiry Window</a>  |             |              |             |   | <b><u>Report Storm Damage</u></b>   |             |              |              |                       |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector                                       |  |             |              |             |   |   |             |              |              |                       |
| <b>Sales Data</b>  |  |             |              |             |   | <b>2023 Certified Roll Exemptions</b>   |             |              |              |                       |
| <b>Sale Date</b>   | <b>Book</b>  | <b>Page</b> | <b>Value</b> | <b>Type</b> | <b>Official Records<br/>(New Window)</b>  | <b>None</b>   |             |              |              |                       |
| 11/13/2008   | 6396   | 1096        | \$100        | TR          |  |   |             |              |              |                       |
| 11/13/2008   | 6396   | 1094        | \$49,000     | CJ          |  |   |             |              |              |                       |
| 09/05/2008   | 6375   | 842         | \$100        | CJ          |  |   |             |              |              |                       |
| 07/02/2008   | 6390   | 1472        | \$100        | CT          |  |   |             |              |              |                       |
| 07/2007  | 6180   | 493         | \$100        | QC          |  |   |             |              |              |                       |
| 12/2002  | 5038   | 447         | \$45,900     | WD          |  |   |             |              |              |                       |
| 03/2001  | 4676   | 1734        | \$100        | CJ          |  |   |             |              |              |                       |
| 09/2000  | 5205   | 305         | \$100        | OT          |  |   |             |              |              |                       |
| 02/1998  | 4225   | 1836        | \$35,000     | WD          |  |   |             |              |              |                       |
| 03/1997  | 4296   | 542         | \$100        | OT          |  |   |             |              |              |                       |
| 12/1985  | 2151   | 88          | \$41,500     | WD          |  |   |             |              |              |                       |
| 07/1980  | 1459   | 992         | \$34,700     | WD          |  |   |             |              |              |                       |
| 08/1979  | 1363   | 725         | \$30,900     | WD          |  |   |             |              |              |                       |
| 11/1977  | 1166   | 519         | \$29,800     | WD          |  |   |             |              |              |                       |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and<br>Comptroller |  |             |              |             |   | <b>Legal Description</b>  |             |              |              |                       |
|  |  |             |              |             |   | THE S 22 FT OF THE N 218 24/100 FT OF LT 94 ROYAL PINES<br>UNIT 2 PB 5 P 51 OR 6396 P 1094/1096 |             |              |              |                       |
|  |  |             |              |             |   | <b>Extra Features</b>   |             |              |              |                       |
|  |  |             |              |             |   | <b>None</b>   |             |              |              |                       |
| <b>Parcel Information</b>  |  |             |              |             |   | <b>Launch Interactive Map</b>   |             |              |              |                       |

Section  
Map Id:  
11-2S-31-2

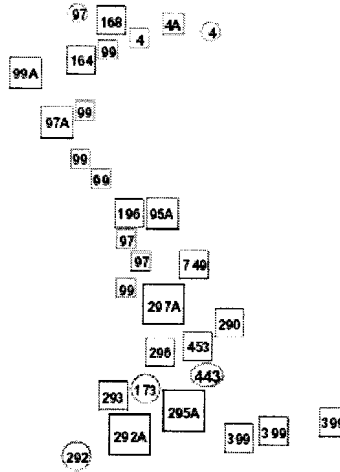


Approx.  
Acreage:  
0.0626

Zoned:

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



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

#### Buildings

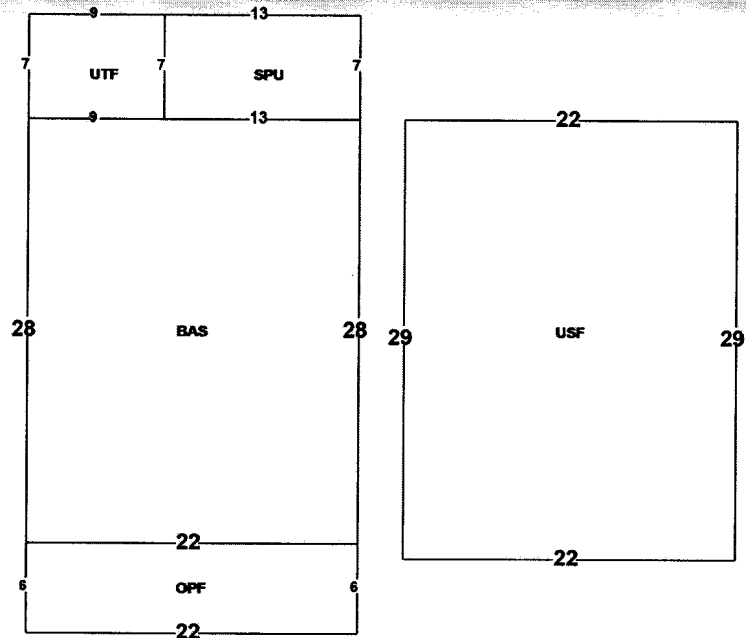
Address: 732 N FAIRFIELD DR, Year Built: 1974, Effective Year: 1985, PA Building ID#: 103136

##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
INTERIOR WALL-PANEL-PLYWOOD  
NO. PLUMBING FIXTURES-5  
NO. STORIES-2  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1540 Total SF

BASE AREA - 616  
OPEN PORCH FIN - 132  
SCRN PORCH UNF - 91  
UPPER STORY FIN - 638  
UTILITY FIN - 63



#### Images



1/10/2020 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 05/07/2024 (tc.7726)

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 093507210 Certificate Number: 004256 of 2022**

**Payor: CHRISTOPHER M OFFENBURGER PO BOX 3443 PENSACOLA, FL 32516**      **Date**  
 7/9/2024

|                       |   |                       |            |
|-----------------------|---|-----------------------|------------|
| Clerk's Check #       | 1 | Clerk's Total         | \$538.08   |
| Tax Collector Check # | 1 | Tax Collector's Total | \$3,500.31 |
|                       |   | Postage               | \$100.00   |
|                       |   | Researcher Copies     | \$0.00     |
|                       |   | Recording             | \$10.00    |
|                       |   | Prep Fee              | \$7.00     |
|                       |   | Total Received        | \$4,155.39 |

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By: \_\_\_\_\_  
 Deputy Clerk

\$ 3274.09

**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>**



**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 #: 09-3507-210 CERTIFICATE #: 2022-4256

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: December 12, 2004 to and including December 12, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: December 17, 2024



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

December 17, 2024

Tax Account #: **09-3507-210**

1. The Grantee(s) of the last deed(s) of record is/are: **CHRISTOPHER M. OFFENBURGER**  
**By Virtue of Trustee's Deed recorded 11/14/2008 in OR 6396/1096**
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 Carla Dedolph as Personal Representative of the Estate of Cook Cleland and Carla Dedolph as Trustee of the Cook Cleland Grantor Trust U/T/A 12/16/03 recorded 11/14/2008 – OR 6396/1106 as assigned to Carla Dedolph AND Channing Cleland by assignment recorded 11/14/2008 – OR 6396/1109.**
4. Taxes:  
  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 09-3507-210**  
**Assessed Value: \$39,213.00**  
**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): **ROYAL PINES AND CREIGHTON TOWNHOUSE HOMEOWNERS ASSOCIATION, INC. WERE ADMINISTRATIVELY DISSOLVED IN 1980.**

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:** APR 2, 2025

**TAX ACCOUNT #:** 09-3507-210

**CERTIFICATE #:** 2022-4256

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>2024</u> tax year.                    |

**CHRISTOPHER M OFFENBURGER**  
**PO BOX 3443**  
**PENSACOLA, FL 32516**

**CHRISTOPHER M OFFENBURGER**  
**732 N FAIRFIELD DR**  
**PENSACOLA, FL 32506**

**CHRISTOPHER M OFFENBURGER**  
**6024 CHANDELLE CIR**  
**PENSACOLA, FL 32507**

**CARLA DEDOLPH**  
**825 BAYSHORE DR #1200**  
**PENSACOLA, FL 32507**

**CHANNING CLELAND**  
**409 W 3RD AVE**  
**WASHBURN, WI 54891**

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of December, 2024.

**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**

**December 17, 2024**

**Tax Account #:09-3507-210**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**THE S 22 FT OF THE N 218 24/100 FT OF LT 94 ROYAL PINES UNIT 2 PB 5 P 51 OR 6396 P  
1094/1096**

**SECTION 11, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-3507-210(0425-60)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY. NOTE DEEDS OF RECORD HAVE THE CALL OF 218.25  
FEET.**

2

Sales Price:  
Rec  
Doc .70

Prepared by:  
Karen McClammy, an employee of  
Citizens Title Group, Inc.,  
1175 College Boulevard  
Pensacola Florida 32504-8963  
Incident to the issuance of a title insurance policy.  
File Number: 08-102302  
Parcel ID #: 112S31300001204

## TRUSTEE'S DEED

THIS INDENTURE, made this **November 13, 2008**, between **Carla Dedolph as Trustee of the Cook Cleland Grantor Trust U/T/A 12/16/03**, whose post office address is **825 Bayshore Drive, Apt 1200 Pensacola, FL 32507**, party of the first part, and **Christopher M Offenburger, a married man**, whose post office address is **6024 Chandelle Circle, Pensacola, FL 32507** party of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, remised and conveyed, and by these presents does grant, bargain, sell, alien, release, remise and convey unto the said party of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the **Escambia** County of State of Florida, more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF**  
Grantor does not reside on described property or claim it as homestead.

SUBJECT TO: Taxes for **2009** and subsequent years; restrictions attached hereto and made a part hereof; reservations and easements of record; and county zoning regulations.

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title and interest which the said party of the first part, as Trustee, has in and to said property herein described.

TO HAVE AND TO HOLD the same in fee simple forever.

THE PARTY of the first part does hereby covenant with the party of the second part that the party of the first part has not made, done or suffered any act, matter or thing whatsoever since becoming Trustee as aforesaid whereby the above-granted premises or any part thereof now or at any time hereinafter shall be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed as Trustee, as aforesaid, the day and year first above written.

SIGNED, SEALED and delivered in our presence:

By: Carla Dedolph  
Carla Dedolph, Individually and as Trustee

Witness Karen S McClammy  
Print Name:  
Witness Barbara S Odum  
Print Name:

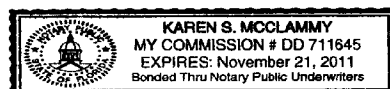
State of Florida  
County of **Escambia**

I HEREBY CERTIFY that on this **November 13, 2008**, before me **Carla Dedolph as Trustee of the Cook Cleland Grantor Trust U/T/A 12/16/03** personally known to me to be the person described and who executed the foregoing conveyance or who produced a driver's license as identification and who did take an oath, and they acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned and the said instrument is the act and deed of said Trustee aforesaid.

WITNESS my hand and official seal in the County and State last aforesaid the day and year above written. dm

(SEAL)

[Signature]  
Notary Public  
Print Name:  
My Commission Expires:



## **Schedule A**

The South 22 feet of the North 218.25 of Lot 94, Royal Pines, Unit 2, a subdivision of a portion of Section 11, Township 2 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 5, Page 51, of the Public Records of said County.

④  
Rec:  
Doc: 154.00  
Int: 88.00

**Prepared by:**  
Karen McClammy, an employee of  
Citizens Title Group, Inc.,  
1175 College Boulevard  
Pensacola Florida 32504-8963  
Incident to the issuance of a title insurance policy.  
File Number: 08-102302  
Parcel ID #: 112S31300001204

## **PURCHASE MONEY MORTGAGE DEED (INDIVIDUAL)**

This MORTGAGE DEED, executed on **November 13, 2008** by **Christopher M Offenburger, a married man**, whose post office address is **6024 Chandelle Circle Pensacola, FL 32507**, hereinafter called the MORTGAGOR, to **Carla Dedolph as Personal Representative of the Estate of Cook Cleland and Carla Dedolph as Trustee of the Cook Cleland Grantor Trust U/T/A 12/16/03**, whose post office address is **825 Bayshore Drive, Apt 1200 Pensacola, FL 32507**, hereinafter called the MORTGAGEE:  
(Wherever used herein the terms "MORTGAGOR" and "MORTGAGEE" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "NOTE" includes all the notes herein described if more than one.)

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

**The South 22 feet of the North 218.25 of Lot 94, Royal Pines, Unit 2, a subdivision of a portion of Section 11, Township 2 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 5, Page 51, of the Public Records of said County.**

**The Mortgagor does not reside on described property or claim it as homestead.  
This Mortgage is due upon sale or transfer.  
This Mortgage may not be wrapped.  
There will be no prepayment penalty.**

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

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances


PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note attached as Exhibit B hereto, and shall perform, comply with and abide by each and every covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, and be determined to be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than Full Insurable Value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance

premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within **THIRTY** days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, MORTGAGOR has signed and sealed these presents the date set forth above.  
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

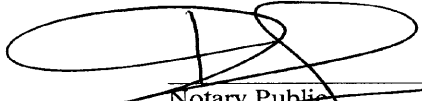
  
Witness Karen S. McClammy  
Print Name: Karen S. Odom  
Witness Bonnie S. Odom  
Print Name: Bonnie S. Odom

  
Christopher M Offenburger

STATE OF Florida  
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was sworn and subscribed before me this **November 13, 2008** by **Christopher M Offenburger, a married man**, who is/are personally known to me or who has/have produced a driver's licenses as identification.

(SEAL)

  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



File Number: 08-102302

## **MORTGAGE NOTE (INDIVIDUAL)**

**November 13, 2008**

FOR VALUE RECEIVED, the undersigned, hereinafter "Maker", (jointly and severally, if more than one) promises to pay to **Carla Dedolph as Personal Representative of the Estate of Cook Cleland and Carla Dedolph as Trustee of the Cook Cleland Grantor Trust U/T/A 12/16/03**, hereinafter "Holder" or "Payee", or order, in the manner hereinafter specified, the principal sum of **Forty Four Thousand dollars & no cents** dollars (\$44,000.00) with interest from **November 13, 2008** at the rate of 7 percent, per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at **825 Bayshore Drive, Apt 1200 Pensacola, FL 32507** 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:

Payable in **239** consecutive monthly principal and interest installments in the amount of **\$341.13** commencing **January 01, 2009** with the **240TH** and final installment due **12/01/2028** in the amount of **\$341.89** including principal and interest.

THIS NOTE IS DUE UPON SALE OR TRANSFER. THIS NOTE CANNOT BE WRAPPED.  
THERE WILL BE NO PREPAYMENT PENALTY.  
A 5.0% LATE CHARGE WILL BE ASSESSED ON PAYMENTS THAT ARE NOT MADE WITHIN TEN DAYS OF THE DUE DATE.

THIS NOTE with interest is secured by a mortgage on real estate, of even date herewith, made by the Maker hereof in favor of the said Payee and shall be construed and enforced according to the laws of the State of Florida. The terms of said mortgage are by this reference made a part hereof.

IF DEFAULT be made in the payment of any of the 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 shall at the option of the Holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

EACH PERSON liable herein 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.

/s/

**Christopher M Offenburger**

Maker's address:  
**6024 Chandelle Circle  
Pensacola, FL 32507**



5

Rec:

**Prepared by:**

Karen McClammy, an employee of  
Citizens Title Group, Inc.,  
1175 College Boulevard  
Pensacola Florida 32504-8963  
Incident to the issuance of a title insurance policy.  
File Number: 08-102302  
Parcel ID #: 112S31300001204

## MORTGAGE ASSIGNMENT

STATE OF FLORIDA  
COUNTY OF **Escambia**

We, the undersigned owners of a Mortgage (and of the indebtedness secured thereby) made by Christopher M. Offenburger, a married man to Carla Dedolph as Personal Representative of the Estate of Cook Cleland and Carla Dedolph as Trustee of the Cook Cleland Grantor Trust U/T/A December 16, 2003 for **\$44,000.00** on the **November 13, 2008**, and recorded in Official Records Book 6396 at Page 1109 of the records of above county, for valuable considerations do hereby assign and transfer the same to **Carla Dedolph, a married woman 825 Bayshore Drive #1200 Pensacola, FL 32507 and Channing Cleland, a married man 409 W. 3rd Street Washburn, WI 54891.**

Carla Dedolph  
Carla Dedolph, as Personal  
Representative of the Estate of Cook  
Cleland

Carla Dedolph  
Carla Dedolph, as Trustee of  
The Cook Cleland Grantor Trust  
U/T/A December 16, 2003

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this the **November 13, 2008**, by **Carla Dedolph as Personal Representative and as Trustee**, personally known to me or who produced a driver's license as identification and who did not take an oath.



[Signature]  
Notary Public  
Print Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_