FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
Jul 29, 2014 / 140708

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 8913.0000** , issued the **1st** day of **June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number:** 12-0195-645

Certificate Holder:
KEVIN C TANG FOUNDATION
4747 EXECUTIVE DR., STE 510
SAN DIEGO, CALIFORNIA 92121

Property Owner:
HA LINDA
1939 COUNTY RD 81
VALLEY GRANDE , ALABAMA 36703

Legal Description:
N 105 FT OF S 445 FT OF PARCEL B NORTHGATE FARMS PB 8 P 63 OR 5912 P 916 LESS MINERAL RIGHTS

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	8913.0000	06/01/12	$529.48	$0.00	$54.49	$583.97

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$583.97
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	$250.00
5. Tax Deed Application Fee	$75.00
6. Total Certified by Tax Collector to Clerk of Court	$908.97
7. Clerk of Court Statutory Fee	
8. Clerk of Court Certified Mail Charge	
9. Clerk of Court Advertising Charge	
10. Sheriff's Fee	
11. _____	
12. Total of Lines 6 thru 11	$908.97
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)	
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.	
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	$6.25
17. Total Amount to Redeem	

*Done this 29th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: May 4, 2015

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

DR-512
R.05/88

Application Number: 140708

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I, **KEVIN C TANG FOUNDATION**
4747 EXECUTIVE DR., STE 510
SAN DIEGO, California, 92121
holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
8913.0000	12-0195-645	06/01/2012	N 105 FT OF S 445 FT OF PARCEL B NORTHGATE FARMS PB 8 P 63 OR 5912 P 916 LESS MINERAL RIGHTS

2013 TAX ROLL
HA LINDA
1939 COUNTY RD 81
VALLEY GRANDE , Alabama 36703

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

jsherpa (John Lemkey) — 07/29/2014

Applicant's Signature — Date

15-379

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11948

February 9, 2015

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 02-09-1995, through 02-09-2015, and said search reveals the following:

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

   Linda Ha

2. The land covered by this Report is:

   LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein, No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or $1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: _____

February 9, 2015

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 11948

February 9, 2015

The North 105.00 feeet of South 455.00 feet, Parcel "B", Northgate Farms, as per plat thereof, recorded in Plat Book 8, Page 63, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 11948 February 9, 2015

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

1. Taxes for the year 2011 delinquent. The assessed value is $24,435.00. Tax ID 12-0195-645.

PLEASE NOTE THE FOLLOWING:

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

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsgt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 5-4-2015

TAX ACCOUNT NO.: 12-0195-645

CERTIFICATE NO.: 2012-8913

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
___	X	Notify City of Pensacola, P.O. Box 12910, 32521
___	X	Notify Escambia County, 190 Governmental Center, 32502
___	X	Homestead for _____ tax year.

Linda Ha
1939 Counrt Road 81
Valley Grande, AL 36703

Unknown Tenants
5395 N. Hwy. 29
McDavid, FL 32577

Certified and delivered to Escambia County Tax Collector,
this 9th day of February, 2015.

SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, President

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

Recorded in Public Records 05/23/2006 at 03:28 PM OR Book 5912 Page 916, Instrument #2006052499, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $0.70

Prepared By:
Margaret T. Stopp, of
Moore, Hill & Westmoreland, P.A.
Post Office Box 13290
Pensacola, Florida 32591-3290

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 19th day of May, 2006, by HA DONG MUOI and HA DANG THI MAN, Husband and Wife, hereinafter called the Grantor (whether singular or plural), to LINDA HA, a single woman, whose post office address is 2112 Juno Circle, Pensacola, FL 32526, hereinafter called the Grantee (whether singular or plural):

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, and conveys to the Grantee, all that certain land in Escambia County, Florida, to-wit:

The North 105.00' of South 455.00', Parcel "B", Northgate Farms, being a portion of Section 9, Township 2 North, Range 31 West, Escambia County, Florida, according to Plat recorded in Plat Book 8, Page 63, of the Public Records of said County.
Parcel ID#: 09-2N-31-4400-000-029

TITLE TO PROPERTY CONVEYED HAS NEITHER BEEN EXAMINED NOR APPROVED BY THE PREPARER.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.

Zoning and other governmental regulations.

Taxes and assessments for 2006 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print: TON-PHAM.
(334) 875-4281

HA DONG MUOI
Address: 1939 Co Rd #81.
SELMA AL 36703
(334) 874-8040 (W)
(334) 875-6332 (H)

Print: OANH-KIM-NGUYE.
(334)-320.7177.

HA DANG THI MAN
Address: 1939. Co Rd. #81
SELMA - AL 36703

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19th day of MAY, 2006, by Ha Dong Muoi and Ha Dang Thi Man, who are personally known to me or who have produced _____ as identification and who did not take an oath.

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: June 10, 2007 BONDED THRU NOTARY PUBLIC UNDERWRITERS

NOTARY PUBLIC

