CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

FLORIDA

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19

0522.42

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2019 US BANK CF KEYS FUNDING LLC - 2019 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 22, 2021
Property description	REYNOLDS ROBERTA LEE 3011 W MICHIGAN AVE PENSACOLA, FL 32526 3011 W MICHIGAN AVE 04-1234-000 BEG AT NE COR OF BLK Q S 17 FT WLY 101 37/100 FT FOR POB CONTINUE WLY 101 37/100 FT SLY 141 5/10 FT (Full legal attached.)	Certificate #	2019 / 1679
		Date certificate issued	06/01/2019

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)
# 2019/1679	06/01/2019	1,770.15	88.51	1,858.66
			➔Part 2: Total*	**1,858.66**

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)
# 2020/1793	06/01/2020	1,421.87	6.25	71.09	1,499.21
				Part 3: Total*	**1,499.21**

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)	3,357.87
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,334.37
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)	5,067.24

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: Shirley Rich, CFCA
Signature, Tax Collector or Designee

Escambia, Florida
Date May 6th, 2021

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

Part 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.	62,518.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	

Sign here. _____ Date of sale 05/02/2022
Signature, Clerk of Court or Designee

INSTRUCTIONS

PLUS $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.

BEG AT NE COR OF BLK Q S 17 FT WLY 101 37/100 FT FOR POB CONTINUE WLY 101 37/100 FT SLY 141 5/10 FT ELY 101 37/100 FT NLY 141 5/10 FT TO POB BLK Q WEST PENSACOLA HTS PB 2 P 34A OR 6093 P 1456

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100392

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS FUNDING LLC - 2019
US BANK CF KEYS FUNDING LLC - 2019
PO BOX 645040
CINCINNATI, OH 45264-5040,
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
04-1234-000	2019/1679	06-01-2019	BEG AT NE COR OF BLK Q S 17 FT WLY 101 37/100 FT FOR POB CONTINUE WLY 101 37/100 FT SLY 141 5/10 FT ELY 101 37/100 FT NLY 141 5/10 FT TO POB BLK Q WEST PENSACOLA HTS PB 2 P 34A OR 6093 P 1456

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 - 2019
US BANK CF KEYS FUNDING LLC - 2019
PO BOX 645040
CINCINNATI, OH 45264-5040

Applicant's signature

04-22-2021
Application Date

Chris Jones
Escambia County Property Appraiser

General Information

Parcel ID:	421S302201006017
Account:	041234000
Owners:	REYNOLDS ROBERTA LEE
Mail:	3011 W MICHIGAN AVE PENSACOLA, FL 32526
Situs:	3011 W MICHIGAN AVE 32526
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	*Cap Val*
2020	$53,077	$74,015	$127,092	$125,036
2019	$53,077	$69,148	$122,225	$122,225
2018	$81,767	$67,393	$149,160	$142,905

Disclaimer

Market Value Breakdown Letter

Tax Estimator

File for New Homestead Exemption Online

Report Storm Damage

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/2007	6093	1456	$100	CJ	

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

2020 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

BEG AT NE COR OF BLK Q S 17 FT WLY 101 37/100 FT FOR POB CONTINUE WLY 101 37/100 FT SLY 141 5/10 FT ELY 101...

Extra Features

FRAME SHED
GAZEBO

Parcel Information

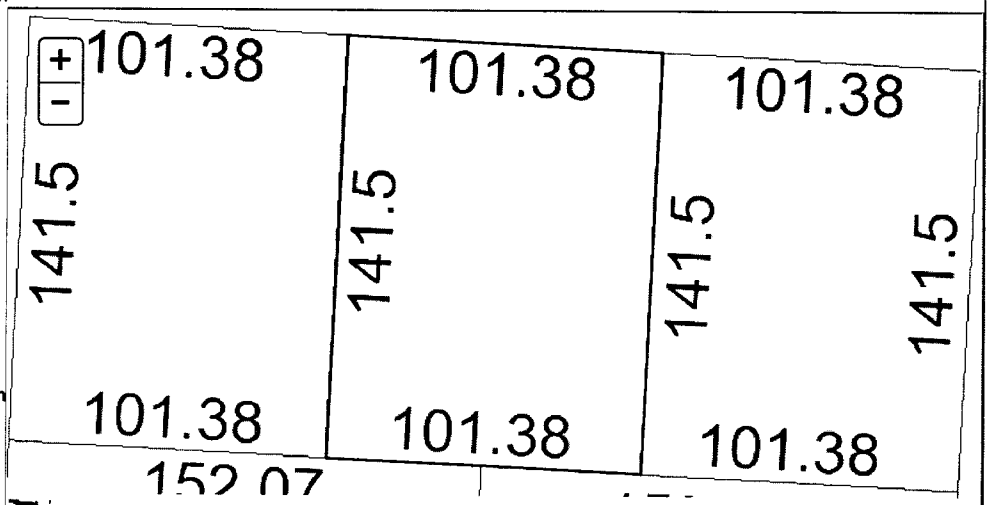
Launch Interactive Map

Section Map Id: 42-1S-30-2

Approx. Acreage: 0.3191

Zoned: HDMU

Evacuation & Flood Information Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

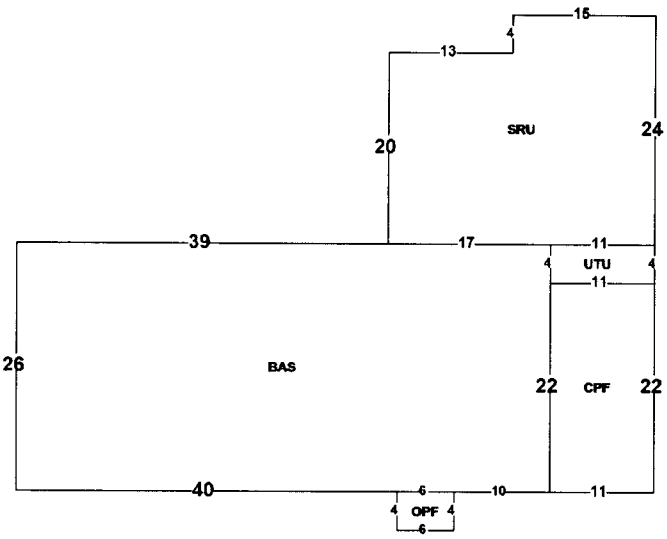
Address:3011 W MICHIGAN AVE, Year Built: 1957, Effective Year: 1957, PA Building ID#: 66989

Structural Elements

DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*BRICK-FACE/VENEER*
EXTERIOR WALL-*VINYL SIDING*
FLOOR COVER-*HARDWOOD/PARQET*
FOUNDATION-*WOOD/SUB FLOOR*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
INTERIOR WALL-*PANEL-PLYWOOD*
NO. PLUMBING FIXTURES-*5*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 2386 Total SF

BASE AREA - *1456*
CARPORT FIN - *242*
OPEN PORCH FIN - *24*
SUN ROOM UNF - *620*
UTILITY UNF - *44*



Images

7/5/19

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:05/11/2021 (tc.10376)

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: 041234000 Certificate Number: 001679 of 2019

Payor: CLEAR TITLE OR NORTHWEST FLORIDA LLC 2107 W NINE MILE ROAD STE 3
PENSACOLA FL 32534 **Date** 06/11/2021

Clerk's Check #	303117	Clerk's Total	~~$558.07~~ #5386.52
Tax Collector Check #	1	Tax Collector's Total	~~$5,061.60~~
		Postage	~~$60.00~~
		Researcher Copies	~~$0.00~~
		Recording	$10.00
		Prep Fee	$7.00
		Total Received	~~$6,696.67~~ $5,403.52

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
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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 # 2019 TD 001679
Redeemed Date 06/11/2021
Name CLEAR TITLE OR NORTHWEST FLORIDA LLC 2107 W NINE MILE ROAD STE 3 PENSACOLA FL 32534

Clerk's Total = TAXDEED	$558.07 #538652
Due Tax Collector = TAXDEED	$6,061.60
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
FINANCIAL SUMMARY					
No Information Available - See Dockets					

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 041234000 Certificate Number: 001679 of 2019

Redemption No | Application Date 04/22/2021 | Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 05/02/2022	Redemption Date 06/11/2021
Months	13	2
Tax Collector	$5,067.24	$5,067.24
Tax Collector Interest	$988.11	$152.02
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$6,061.60	$5,225.51 TC
Record TDA Notice	$17.00	$17.00
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$91.07	$14.01
Total Clerk	$558.07	$481.01 CH
Release TDA Notice (Recording)	$10.00	$10.00
Release TDA Notice (Prep Fee)	$7.00	$7.00
Postage	$60.00	$0.00
Researcher Copies	$0.00	$0.00
Total Redemption Amount	$6,696.67	$5,723.52
	Repayment Overpayment Refund Amount	$973.15
Book/Page	8537	1532

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021065059 6/11/2021 3:30 PM
OFF REC BK: 8551 PG: 1001 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 8537, Page 1532, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01679, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **041234000 (0522-42)**

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF BLK Q S 17 FT WLY 101 37/100 FT FOR POB CONTINUE WLY 101 37/100 FT SLY 141 5/10 FT ELY 101 37/100 FT NLY 141 5/10 FT TO POB BLK Q WEST PENSACOLA HTS PB 2 P 34A OR 6093 P 1456

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: ROBERTA LEE REYNOLDS

Dated this 11th day of June 2021.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021057430 5/25/2021 12:50 PM
OFF REC BK: 8537 PG: 1532 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS TAX FUNDING LLC – 19 US BANK** holder of **Tax Certificate No. 01679**, issued the **1st** day of **June, A.D., 2019** 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:

BEG AT NE COR OF BLK Q S 17 FT WLY 101 37/100 FT FOR POB CONTINUE WLY 101 37/100 FT SLY 141 5/10 FT ELY 101 37/100 FT NLY 141 5/10 FT TO POB BLK Q WEST PENSACOLA HTS PB 2 P 34A OR 6093 P 1456

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041234000 (0522-42)

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

ROBERTA LEE REYNOLDS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of May, which is the **2nd day of May 2022.**

Dated this 25th day of May 2021.

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

perdido
title & abstract, inc.

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 #: **04-1234-000** CERTIFICATE #: **2019-1679**

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: **February 1, 2002 to and including February 1, 2022** Abstractor: **Pam Alvarez**

BY

Michael A. Campbell,
As President
Dated: February 24, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 24, 2022
Tax Account #: **04-1234-000**

1. The Grantee(s) of the last deed(s) of record is/are: **HOME GOOD INVESTMENT, LLC AND HA T NGUYEN**

   By Virtue of Warranty Deed recorded 6/10/2021 in OR 8550/573

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. **Notice of Commencement in favor of Jones Roofing Inc recorded 5/28/2021 OR 8541/555**

4. Taxes:

   Taxes for the year(s) NONE are delinquent.
   Tax Account #: 04-1234-000
   Assessed Value: $125,036.00
   Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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: **MAY 2, 2022**

TAX ACCOUNT #: **04-1234-000**

CERTIFICATE #: **2019-1679**

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	
☐	☒	**Notify City of Pensacola, P.O. Box 12910, 32521**
☐	☒	**Notify Escambia County, 190 Governmental Center, 32502**
☒	☐	**Homestead for _2020_ tax year.**

ROBERTA LEE REYNOLDS, HOME GOOD INVESTMENT LLC AND HA T NGUYEN
3011 W MICHIGAN AVE
PENSACOLA, FL 32526

HOME GOOD INVESTMENT LLC AND HA T NGUYEN
1127 E BURGESS RD
PENSACOLA, FL 32504

JONES ROOFING INC
4568 BELL LN
PACE, FL 32571

Certified and delivered to Escambia County Tax Collector, this 23rd day of February, 2022.

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

February 24, 2022
Tax Account #:04-1234-000

LEGAL DESCRIPTION
EXHIBIT "A"

BEG AT NE COR OF BLK Q S 17 FT WLY 101 37/100 FT FOR POB CONTINUE WLY 101 37/100 FT SLY 141 5/10 FT ELY 101 37/100 FT NLY 141 5/10 FT TO POB BLK Q WEST PENSACOLA HTS PB 2 P 34A OR 8550 P 573

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1234-000(0522-42)

ABSTRACTOR'S NOTE: THE LEGAL DESCRIPTION ON THE APPRAISER'S ROLL DOES NOT AT ALL MATCH THE LEGAL DESCRIPTION OF OUR CHAIN OF TITLE WHICH HAS BEEN THE SAME SINCE 1957. WE ARE UNABLE TO CERTIFY THE TWO LEGALS ARE THE SAME WITHOUT A SURVEYOR'S AFFIDAVIT CERTIFYING THAT THEY ARE. THE ACTUAL MEASUREMENTS ARE NOT THE EXACT SAME, THEREFORE WE ARE UNABLE TO CERTIFY THE CORRECTNESS OF THE TAX ROLL LEGAL DESCRIPTION.

Recorded in Public Records 6/10/2021 2:32 PM OR Book 8550 Page 573, Instrument #2021064422, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $560.00

Prepared By & Return to:
Karen Way, as an employee of
Clear Title of Northwest Florida, LLC
2107 W. Nine Mile Road, Suite 3, Pensacola, FL, 32534
File Number: PEN-21-21269
Parcel ID #: 421S302201006017

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated this 7th day of June, 2021, by **Roberta Lee Reynolds, a single woman** whose post office address is 2600 W. Michigan Ave., #1A, Pensacola, Florida 32526, hereinafter called the Grantor, to **Home Good Investment, LLC, a Florida limited liability company and Ha T. Nguyen, a married man**, whose post office address is 1127 E. Burgess Road, Pensacola, Florida 32504, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all 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 $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

The South 141.5 feet of the North 158.5 feet of the East 101.39 feet of the West 202.77 feet of Block Q, WEST PENSACOLA HEIGHTS, according to the plat thereof as recorded in Plat Book 2, Page 34A, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: Ashley Clark
Print Name: Ashley Clark

Signature:
Print Name: Karen E Way

Roberta Lee Reynolds
Roberta Lee Reynolds

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 7th day of June, 2021, by: Roberta Lee Reynolds, a single woman.

Signature: _____
Notary Public

_____ Personally Known
OR
X Produced Identification
Type of Identification Produced DRIVER'S LICENSE

KAREN E WAY
Notary Public - State of Florida
Commission # GG 976019
My Comm. Expires Jun 19, 2024
Bonded through National Notary Assn.

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 or Ordinances Chapter 1-29.2, Article V requires 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: Michigan Avenue

Legal Address of Property: 3011 W. Michigan Ave. Pensacola, Florida 32526

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

This form completed by: Clear Title of Northwest Florida, LLC
2107 W. Nine Mile Road, Suite 3, Pensacola, FL, 32534

AS TO SELLER(S):

Seller: Roberta Lee Reynolds

Witness:

Witness:

AS TO BUYER(S):

Buyer: Home Good Investment, LLC
By: Quyen T. Diep, member

Witness:

Buyer: Ha T. Nguyen

Witness:

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

Recorded in Public Records 5/28/2021 12:44 PM OR Book 8541 Page 555, Instrument #2021059439, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00

THIS INSTRUMENT PREPARED BY:
Name: Jimmy Jones
Address: 4568 Bell Lane
Milton, FL 32571
STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____ Parcel ID Number (PID) 421530220100 6017

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY: (legal description of the property, and street address if available. Attach a separate if necessary) 421530220100 6017
2. GENERAL DESCRIPTION OF IMPROVEMENT: Reroof
3. OWNER INFORMATION:
   Name and address: Tan Nguyen 3011 W. Michigan Ave. Pns, FL 32526
   Interest in property: owner
   Name and address of fee simple titleholder (if other than Owner): _____
4. CONTRACTOR: (name, address and phone number): Jones Roofing Inc 4568 Bell Ln Pace FL 32571 850 995 7095
5. SURETY:
   Name, address and phone number: _____
   Amount of bond $ _____
6. LENDER: (name, address and phone number) _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) _____
8. In addition to him/herself, Owner designates _____ of _____ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
x [signature]
OWNER'S SIGNATURE

COUNTY OF ESCAMBIA
x HA THANH NGUYEN
OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 28 day of May, 2021 by Tan Nguyen FLDL. Who is personally known to me OR who has produced identification _____ VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
SIGNATURE OF OWNER OR OWNER'S AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

_____
SIGNATORY'S TITLE/OFFICE

[signature]
NOTARY PUBLIC – STATE OF FLORIDA

_____
PRINT OR STAMP COMMISSIONED NAME OF NOTARY

ANGELIA JONES
Notary Public - State of Florida
Commission # HH 084758
My Comm. Expires Feb 14, 2025
Bonded through National Notary Assn.

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

Form 100.15 Revised 10/8/09