APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

To: Tax Collector of <u>ESCAMBIA COUNTY</u>, Florida

Application Number: 2100392

1			
I, KEYS FUNDING LLC - 2019 US BANK CF KEYS FUNDIN PO BOX 645040	G LLC - 2019		
CINCINNATI, OH 45264-50)40 ,		
hold the listed tax certificate	and hereby surrender the	e 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 ta	axes, if due and		
 redeem all outsta 	nding tax certificates plus	interest not in my p	possession, and
 pay all delinquent 	t and omitted taxes, plus ii	nterest covering the	e property.
 pay all Tax Collection Sheriff's costs, if a 		ation report costs, C	Clerk of the Court costs, charges and fees, and
Attached is the tax sale cer which are in my possession		cation is based and	all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 20 US BANK CF KEYS FUN PO BOX 645040	019		
CINCINNATI, OH 4526	4-5040		04-22-2021
			Application Date
Applio	cant's signature	_	

Pai	t 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	Processing tax deed fee	
9.	Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
12.	Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	62,518.00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign t	nere: Date of sale 05/02/20 Signature, Clerk of Court or Designee	022

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



CERTIFICATION OF TAX DEED APPLICATION

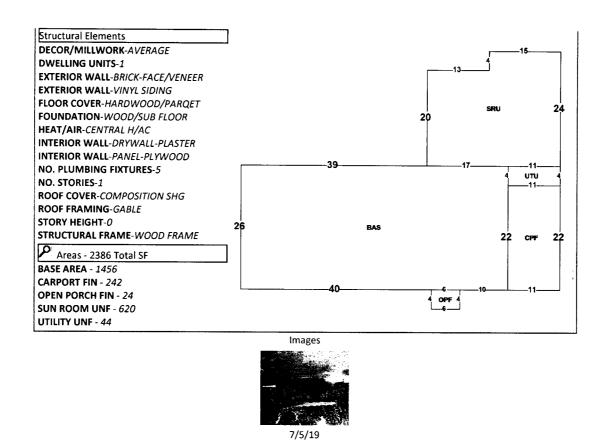
Sections 197.502 and 197.542, Florida Statutes

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

0522.42

							150000
Part 1: Tax Deed	Application Info	mation					
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 ROBE 3011 W MICHIGAN PENSACOLA, FL	I AVE			Cert	ificate #	2019 / 1679
	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.)				Date certificate issued		06/01/2019
Part 2: Certificate	es Owned by App	licant an	d Filed wi	ith Tax Deed	Appl	ication	
Column 1 Certificate Numbe	Column 2 Proper Date of Certificate Sale			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/1679	06/01/2	019		1,770.15		88.51	1,858.66
						→Part 2: Total*	1,858.66
Part 3: Other Cei	tificates Redeem	ed by Ap	plicant (O	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's F	-ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/1793	06/01/2020	01/2020		6.25		71.09	1,499.21
						Part 3: Total*	1,499.21
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)				
Cost of all certi	ficates in applicant's	possessio	n and other			ed by applicant of Parts 2 + 3 above)	3,357.87
2. Delinquent taxe	es paid by the applic	ant					0.00
3. Current taxes p	paid by the applicant						1,334.37
4. Property inform	nation report fee						200.00
5. Tax deed appli	175.00						
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)							0.00
7.	.,,,				То	tal Paid (Lines 1-6)	5,067.24
	formation is true and				infor	mation report fee, an	d tax collector's fees
Sign here: Signa	lly Dich, tupe, Jax Confector or Des	CFC gnee	A		C	Escambia, Florid	

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



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.

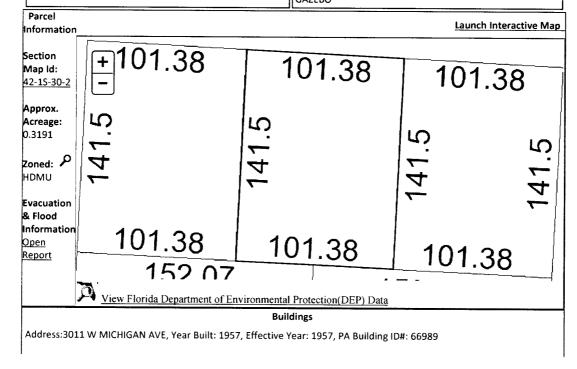
Last Updated:05/11/2021 (tc.10376)

Real Estate Search

Tangible Property Search

Sale List

Nav. Mod	le	→				Printer Frie	endly Version
General Infor	mation		Assess	ments			-
Parcel ID:	421S302201006017		Year	Land	Imprv	Total	Cap Val
Account:	041234000		2020	\$53,077	\$74,015	\$127,092	\$125,036
Owners:	REYNOLDS ROBERTA L	EE	2019	\$53,077	\$69,148	\$122,225	\$122,225
Mail:	3011 W MICHIGAN AV PENSACOLA, FL 32526	E	2018	\$81,767	\$67,393	\$149,160	\$142,905
Situs:	3011 W MICHIGAN AV	E 32526			Disclaim	er	
Use Code:	SINGLE FAMILY RESID	p	Discidifie				
Taxing Authority:	COUNTY MSTU		Market Value Breakdown Letter				
Tax Inquiry:	Open Tax Inquiry Wind	ow	Tax Estimator File for New Homestead Exemption Online				
	k courtesy of Scott Lunsfo nty Tax Collector	rd					
	nty rax conector			Re	port Storm [Damage	
Sales Data			2020 C	ertified Roll E	xemptions		
Sale Date B	ook Page Value Type	Official Records	HOMESTEAD EXEMPTION Legal Description BEG AT NE COR OF BLK Q S 17 FT WLY 101 37/100 FT				
02/2007 6	093 1456 \$100 CJ	(New Window)					
•	,	رِيًا دريا					
	ls Inquiry courtesy of Pam nty Clerk of the Circuit Cou				WLY 101 37/1	00 FT SLY 141	l 5/10 FT
Comptroller	ity cierk of the circuit cot	ire and	ELY 101	l			
•			Extra F	eatures			
			FRAME	SHED			
			GAZEBO	O			





PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 041234000 Certificate Number: 001679 of 2019

Redemption No V	pplication 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
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 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 # 2019 TD 001679

Redeemed Date 06/11/2021

Name CLEAR TITLE OR NORTHWEST FLORIDA LLC 2107 W NINE MILE ROAD STE 3 PENSACOLA FL

32:	534
Clerk's Total = TAXDEED	\$558.07 \$P 538652
Due Tax Collector = TAXDEED	\$6,061.60
Postage = TD2	\$6 p .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
No Infor	mation Availa	ble - See l	Dockets		

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

			Щ
Clerk's Check #	303117	Clerk's Total	\$558/07 #538
Tax Collector Check #	1	Tax Collector's Total	\$6,061.60
		Postage	\$6\ 00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	-\$6,696.67 _

\$5,403.52

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
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.

COMPIRO

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.

STATE COUNTY THE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk 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

THES		TIPREPARED BY:
Asidn	M 175	Theil face
COU	MIA OL SZ IZ OL MTOB	"ANDERES A
Pern	ili Nasaber	NOTICE OF COMMENCEMENT 4215302201000017
THE	UNDERSIG	NKI) bereby gives notice that improvement will be made to cartain real property, and in accordance with Chapter 713, Finish ing information is provided in this Notice of Commonounant.
i.	DESCRIPT	TON OF PROPERTY: (regal description of the property, and serve address if realistic Alarch a sequence if accessary)
2.	GENERAL	MESCAUTION OF BUTKOVEMENT: Reloof
3.	OWNER E	DODNATION Jan Aguyen 3011 W. Michigan aug Pus, H 32526
	77	11 X
ક્રું.	CONTRA	TON: (name address and chance number): Jones Rocking In 45109 Bell 1271
5 .	SURETY:	
<		bend 5
	No. of Concession, Name of Street, or other Persons, Name of Street, or ot	(reason, allthous and phrone anather)
Б.		
7.	Persons wi	ithin the State of Florida designates by George upon whem notices or other cocuments may be served as provided by (xe)7, Florida Statutus (same, address and place times)
2.	In addition	of of him/hearth, Owner designates
***	receive a l	copy of the Linux, a Nobes as business m \$ 112.121 No. Lunion occurre.
9.	Expiperal specified)	date of recion of commencement (the expiration date is I year from the date of recording volers a different case is
C F	OMMENCI LORDA SI NOTICE O	O DUTYLE: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF IMENT ARE CONSIDERED EMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 IMENT ARE CONSIDERED EMPROPER FOR THE PROPERTY. INTO CAN RESULT IN YOUR PAYING TWICE FOR EMPROVEMENTS TO YOUR PROPERTY. IN COMBINICAMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE PIRET IN YOU WIEND TO OPTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY MEMERICING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.
S	TATE OF	TORIDA COUNTY OF ESCAMBIA
¥	Ile	9 Kgn/ss X HA THANH NOUYEN
	OWNER'S SK	MATTER /
	TON D	ASSTRUCTION OF STATUTES. 19 10 10 10 10 10 10 10 10 10 10 10 10 10
	inder per Lee true t	OUTER OF PREVIOUS IDEALANE TRATE EAVE READ THE FOREGOING AND TRATER ACTS STATED IN BIT
	AUTHORIZE	OF OWNER OR OWNER'S NOTARY FUBLIC - STATE OF FLORIDA ANGELIA JONES NOTARY FUBLIC - STATE OF FLORIDA NOTARY PUBLIC - STATE OF FLORIDA NOTARY Public - State of Florida Commission # HH 084758 My Comm. Expires Feb 14, 2025
	SIGNATORY	'S TITLE-OFFICE FROM OR STAMP COMMISSIONED N. ME OF MAGNIFOUGH National Notary Assn.
	The same of the sa	escambia county building inspections division
	For	m 150.15 Ravised 10/8/69

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

AS TO BUYER(S):

Buyer: Home Good Investment, LLC

By: Quyen T, Diep, member

uyer: Ha I. Nguyen

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

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 apportaining.

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: 6 Print Name: AShle

Signature Print Name

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.

Public

* Produced Identification
Type of Identification Produced DELUCE'S LICENSE

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

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.

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
those persons, firms, and/or agencies having	Statutes, the following is a list of names and addresses of legal interest in or claim against the above-described tificate is being submitted as proper notification of tax deed
YES NO ☐ ☐ Notify City of Pensacola, P.O. ☐ ☐ Notify Escambia County, 190 (☐ Homestead for 2020 tax year	Governmental Center, 32502
ROBERTA LEE REYNOLDS, HOME GOO	
INVESTMENT LLC AND HA T NGUYEN	AND HA T NGUYEN
3011 W MICHIGAN AVE	1127 E RURCESS RD

PENSACOLA, FL 32504

JONES ROOFING INC 4568 BELL LN PACE, FL 32571

PENSACOLA, FL 32526

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

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.



PROPERTY INFORMATION REPORT

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

SCOTT LUNSFO	ORD, ESCAMBI	A COUNTY TA	X COLLECTOR		
TAX ACCOUNT	Γ#: 04 -	-1234-000	CERTIFICATE #:	2019-1	679
REPORT IS LIM	IITED TO THE I	PERSON(S) EXI	HE LIABILITY FOR E PRESSLY IDENTIFIEI (S) OF THE PROPERT	BY NAME IN TH	IE PROPERTY
listing of the own tax information a encumbrances retitle to said land a	ner(s) of record or and a listing and of corded in the Off as listed on page sted. If a copy of	f the land describ copies of all open icial Record Boo 2 herein. It is the	he instructions given by bed herein together with or unsatisfied leases, n oks of Escambia County e responsibility of the p isted is not received, the	current and delinquent nortgages, judgment , Florida that appear arty named above to	nent ad valorem as and ar to encumber the a verify receipt of
and mineral or an	ny subsurface rigloverlaps, boundar	nts of any kind on y line disputes, a	es and assessments due r nature; easements, res and any other matters th	rictions and covena	nts of record;
			ty or sufficiency of any tle, a guarantee of title,		
Use of the term "	Report" herein re	efers to the Prope	erty Information Report	and the documents	attached hereto.
Period Searched: _	February 1, 2	002 to and inclu	uding February 1, 2022	Abstractor:	Pam Alvarez
BY					

Michael A. Campbell, As President

Dated: February 24, 2022

THE ATTACHED REPORT IS ISSUED TO: