



# 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

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
<b>→ Part 2: Total*</b>				<b>1,858.66</b>

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
<b>Part 3: Total*</b>					<b>1,499.21</b>

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. <b>Total Paid (Lines 1-6)</b>	<b>5,067.24</b>

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 Bish, CFCA* Escambia, Florida  
 Signature, Tax Collector or Designee Date May 6th, 2021

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.	62,518.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/02/2022</u>	
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

04-22-2021  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

← Nav. Mode  Account  Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	421S302201006017	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	041234000	2020	\$53,077	\$74,015	\$127,092	\$125,036
<b>Owners:</b>	REYNOLDS ROBERTA LEE	2019	\$53,077	\$69,148	\$122,225	\$122,225
<b>Mail:</b>	3011 W MICHIGAN AVE PENSACOLA, FL 32526	2018	\$81,767	\$67,393	\$149,160	\$142,905
<b>Situs:</b>	3011 W MICHIGAN AVE 32526	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Market Value Breakdown Letter</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>Tax Estimator</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>File for New Homestead Exemption Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Report Storm Damage</b>				

Sales Data		2020 Certified Roll Exemptions			
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>
02/2007	6093	1456	\$100	CJ	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					
		<b>Legal Description</b>			
		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...			
		<b>Extra Features</b>			
		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**

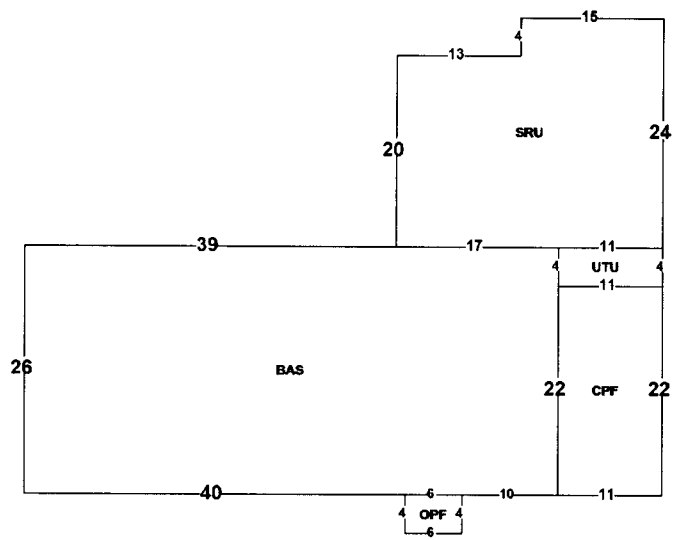
Address: 3011 W MICHIGAN AVE, Year Built: 1957, Effective Year: 1957, PA Building ID#: 66989

**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.

**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: 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	<del>\$558.07</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$6,061.60</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	<del>\$0.00</del>
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>-\$6,696.67</del>

**\$5386.52**

**\$5,403.52**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

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



**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**

**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	<del>\$6,061.60</del>	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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  Interest Rate

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



**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**

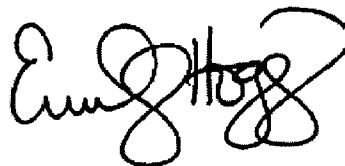
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of May, which is the **2nd day of May 2022**.

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



**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                                  |  |
|-------------------------------------|-------------------------------------|--|
| <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 checked="" type="checkbox"/> | <input type="checkbox"/>            | Homestead for <u>2020</u> 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 23<sup>rd</sup> 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)**

**ABTRACTOR'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.**

Prepared By & Return to:  
Karen Way, as an employee of  
Clear Title of Northwest Florida, LLC  
2107 W. Nine Mile Road, Suite 5, 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 O Clark

Signature: *Roberta Lee Reynolds*  
Roberta Lee Reynolds

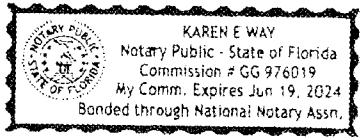
Signature: *Karen E Way*  
Print Name: KAREN E WAY

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: *Karen E Way*  
Notary Public

..... Personally Known  
OR  
.....  Produced Identification  
Type of Identification Produced: DRIVER'S LICENSE



**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

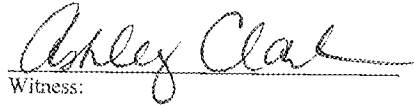
Legal Address of Property: 3011 W. Michigan Ave. Pensacola, Florida 32526

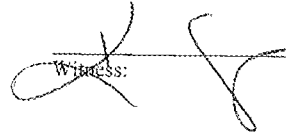
The County ( X ) has accepted ( ) has not accepted the abutting roadway for maintenance.

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

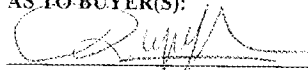
**AS TO SELLER(S):**

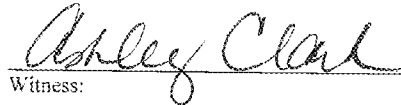
  
Seller: Roberta Lee Reynolds

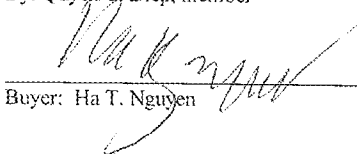
  
Witness:

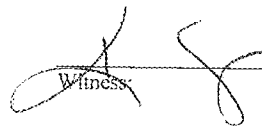
  
Witness:

**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: Juan Nguyen  
Address: 45108 Bell Ln  
Mobile AL 36684

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number \_\_\_\_\_ Parcel ID Number (PID) 4215302201000017

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.

- DESCRIPTION OF PROPERTY: (legal description of the property, and street address if available. Attach a separate if necessary)  
4215302201000017
- GENERAL DESCRIPTION OF IMPROVEMENT: Reroof
- OWNER INFORMATION:  
Name and address: Juan Nguyen 3011 W. Michigan Ave, P.O. # 32526  
Interest in property: owner  
Name and address of fee simple titleholder (if other than Owner): \_\_\_\_\_
- CONTRACTOR: (name, address and phone number) Jones Roofing Inc 45108 Bell Ln  
850 995 7095 Mobile AL 36684
- SURETY:  
Name, address and phone number: \_\_\_\_\_  
Amount of bond \$ \_\_\_\_\_
- LENDER: (name, address and phone number) \_\_\_\_\_
- 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 Statute: (name, address and phone number) \_\_\_\_\_
- In addition to himself, Owner designates \_\_\_\_\_ of \_\_\_\_\_ receive a copy of the Lender's Notice as provided in § 713.13(1)(b), Florida Statute.
- 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

COUNTY OF ESCAMBIA

Juan Nguyen  
OWNER'S SIGNATURE

HA THANH NGUYEN  
OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 29 day of May, 2021 by Juan Nguyen Who is personally known to me OR who has produced identification VERIFICATION PURSUANT TO § 92.51 FLORIDA STATUTES.

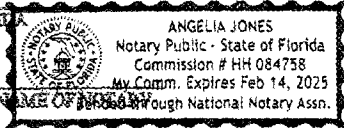
UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

Angela  
NOTARY PUBLIC - STATE OF FLORIDA

SIGNATORY'S TITLE/OFFICE

PRINT OR STAMP COMMISSIONED NAME OF NOTARY



ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION