



# 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

0725-51

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	TRAN DIEN VIET TRAN VIEN V 305 N STILLMAN ST PENSACOLA, FL 32505 3120 BAYOU DR 15-4250-000 LT 1 BLK 6 BAYOU GROVE S/D PB 2 P 87 OR 8430 P 1265 OR 8571 P 572 CA 141	Certificate #	2022 / 7576
		Date certificate issued	06/01/2022

## 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)
# 2022/7576	06/01/2022	2,092.54	104.63	2,197.17
→Part 2: Total*				2,197.17

## 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)
# /					
Part 3: Total*					0.00

## 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)	2,197.17
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,359.89
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)	4,932.06

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:   
Signature, Tax Collector or Designee

Escambia, Florida  
Date April 25th, 2024

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>07/02/2025</u>	
Signature, Clerk of Court or Designee	

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

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

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

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

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

#### Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400684

To: Tax Collector of ESCAMBA COUNTY, Florida

I,  
TLGFY, LLC  
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139,

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
15-4250-000	2022/7576	06-01-2022	LT 1 BLK 6 BAYOU GROVE S/D PB 2 P 87 OR 8430 P 1265 OR 8571 P 572 CA 141

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  
TLGFY, LLC  
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF  
TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139

04-22-2024  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information

Parcel ID:

000S009092001006

Account:

154250000

Owners:

NGUYEN YEN THI

Mail:

305 N STILLMAN ST  
PENSACOLA, FL 32505

Situs:

3120 BAYOU DR 32505

Use Code:

SINGLE FAMILY RESID

Taxing Authority:

PENSACOLA CITY LIMITS

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

Assessments

Year

Land

Imprv

Total

Cap Val

2023

\$43,200

\$88,767

\$131,967

\$130,688

2022

\$39,600

\$79,208

\$118,808

\$118,808

2021

\$39,600

\$63,750

\$103,350

\$103,350

Disclaimer

Tax Estimator

File for Exemption(s) Online

Report Storm Damage

Sales Data

Sale Date

Book

Page

Value

Type

Official Records  
(New Window)

04/03/2024

9131

1287

\$100

WD

03/23/2024

9126

967

\$100

WD

07/06/2021

8571

572

\$100

WD

12/21/2020

8430

1265

\$55,000

WD

10/23/2020

8391

829

\$55,000

WD

04/28/2016

7519

1862

\$108,000

WD

02/01/2010

6557

816

\$90,000

WD

04/1981

1531

614

\$100

WD

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

2023 Certified Roll Exemptions

None

Legal Description

LT 1 BLK 6 BAYOU GROVE S/D PB 2 P 87 OR 9126 P 967 OR  
9131 P 1287 CA 141

Extra Features

None

Parcel Information

Launch Interactive Map

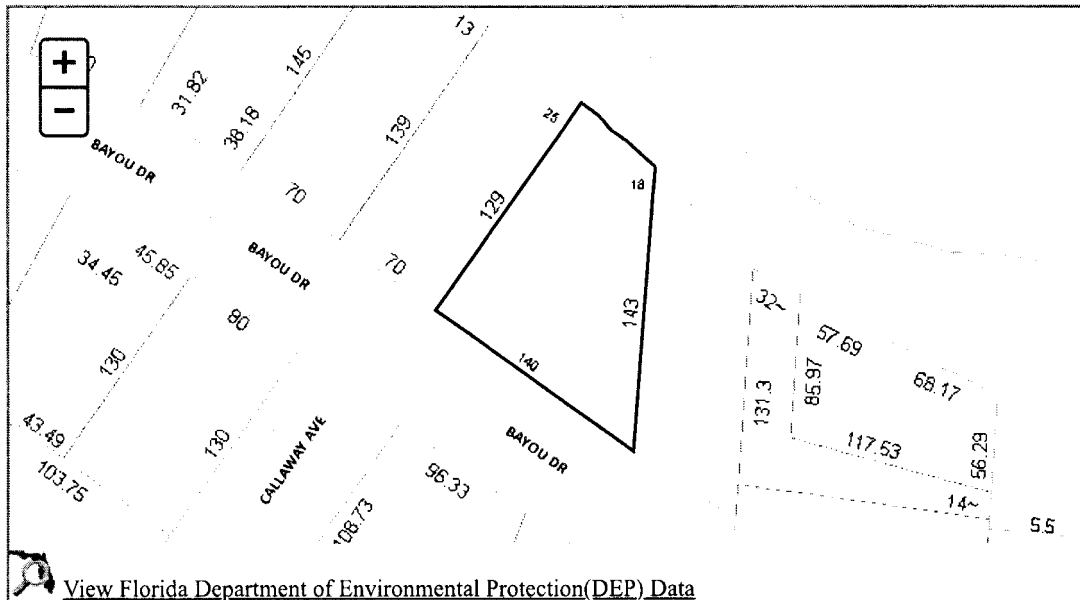
Section  
Map Id:  
CA141

Approx.  
Acreage:  
0.3306

Zoned: 

R-1A  
R-1A  
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R-1A  
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R-1A

Evacuation  
& Flood  
Information  
[Open  
Report](#)



#### Buildings

Address: 3120 BAYOU DR, Year Built: 1953, Effective Year: 1975, PA Building ID#: 27664

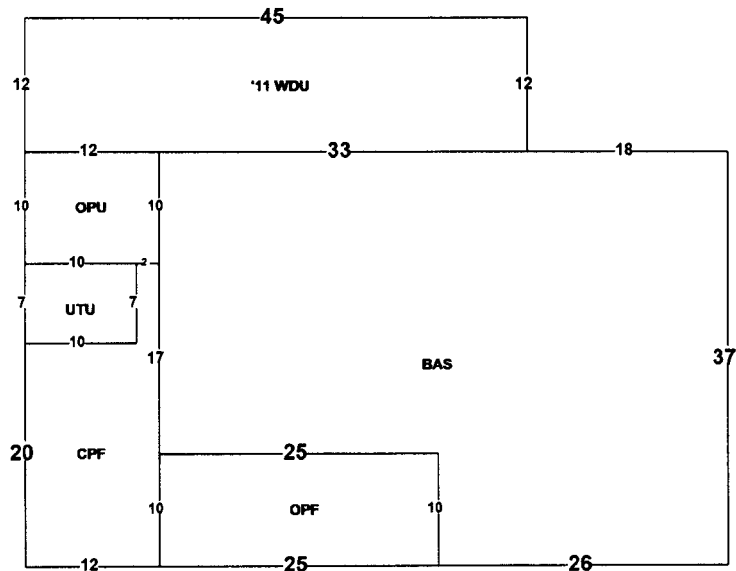
##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-COMMON  
EXTERIOR WALL-ALUMINUM SIDING  
FLOOR COVER-CARPET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-5  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 2871 Total SF

BASE AREA - 1637  
CARPORT FIN - 254  
OPEN PORCH FIN - 250  
OPEN PORCH UNF - 120  
UTILITY UNF - 70  
WOOD DECK UNF - 540



#### Images

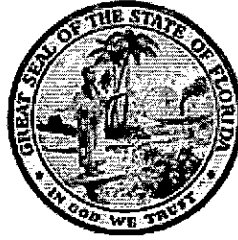


10/16/2023 12:00:00 AM

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



**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

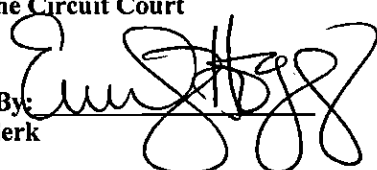
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 154250000 Certificate Number: 007576 of 2022**

**Payor: YEN THI NGUYEN 305 N STILLMAN ST PENSACOLA, FL 32505 Date 5/7/2024**

Clerk's Check #	1	Clerk's Total	<del>\$558.60</del> <b>\$5,155.13</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$6,048.02</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>-\$6,723.62</del>

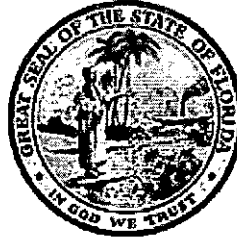
**\$5,172.13**

**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  
 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 # 2022 TD 007576**

**Redeemed Date 5/7/2024**

**Name YEN THI NGUYEN 305 N STILLMAN ST PENSACOLA, FL 32505**

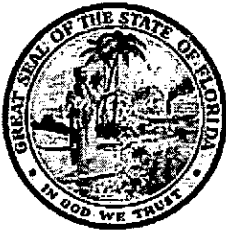
Clerk's Total = TAXDEED	\$558.60	<del>\$558.60</del> \$5,155.13
Due Tax Collector = TAXDEED	\$6,048.02	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets




**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 154250000 Certificate Number: 007576 of 2022**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="7/2/2025"/>	Redemption Date <input type="text" value="5/7/2024"/> 
Months	15	1
Tax Collector	<input type="text" value="\$4,932.06"/>	<input type="text" value="\$4,932.06"/>
Tax Collector Interest	\$1,109.71	\$73.98
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,048.02	<input type="text" value="\$5,012.29"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$102.60	\$6.84
Total Clerk	\$558.60	<input type="text" value="\$462.84"/> CTI
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="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,723.62	\$5,492.13
	Repayment Overpayment Refund Amount	\$1,231.49
Book/Page	<input type="text"/>	<input type="text"/>

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC** holder of **Tax Certificate No. 07576**, issued the **1st** day of **June, A.D., 2022** 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:

**LT 1 BLK 6 BAYOU GROVE S/D PB 2 P 87 OR 8430 P 1265 OR 8571 P 572 CA 141**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 154250000 (0725-51)**

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

**YEN THI NGUYEN**

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** Wednesday in the month of July, which is the **2nd day of July 2025**.

Dated this 7th day of May 2024.

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

## 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 9143, Page 101, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07576, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 154250000 (0725-51)

DESCRIPTION OF PROPERTY:

LT 1 BLK 6 BAYOU GROVE S/D PB 2 P 87 OR 8430 P 1265 OR 8571 P 572 CA 141

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: YEN THI NGUYEN

Dated this 7th day of May 2024.



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 #: 15-4250-000 CERTIFICATE #: 2022-7576

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: March 17, 2005 to and including March 17, 2025 Abstractor: Andrew Hunt

BY

Michael A. Campbell,  
As President  
Dated: March 20, 2025

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

March 20, 2025

Tax Account #: **15-4250-000**

1. The Grantee(s) of the last deed(s) of record is/are: **YEN THI NGUYEN**

**By Virtue of Warranty Deed recorded 10/11/2024 in OR 9216/1347**

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. **NONE**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 15-4250-000**

**Assessed Value: \$134,890.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **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**

<b>TAX DEED SALE DATE:</b>	<u>JUL 2, 2025</u>
<b>TAX ACCOUNT #:</b>	<u>15-4250-000</u>
<b>CERTIFICATE #:</b>	<u>2022-7576</u>

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

**YEN THI NGUYEN**  
**DIEN VIET TRAN**  
**305 N STILLMAN ST**  
**PENSACOLA, FL 32505**

Certified and delivered to Escambia County Tax Collector, this 20<sup>th</sup> day of March 2025.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

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

**PROPERTY INFORMATION REPORT**

**March 20, 2025**

**Tax Account #:15-4250-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 1 BLK 6 BAYOU GROVE S/D PB 2 P 87 OR 9216 P 1347 CA 141**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 15-4250-000(0725-51)**

Recorded in Public Records 10/11/2024 11:22 AM OR Book 9216 Page 1347,  
Instrument #2024077838, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$0.70

Prepared By:  
Jessica L. Scholl, of  
Moore, Hill & Westmoreland, P.A.  
Post Office Box 13290  
Pensacola, Florida 32591-3290

TITLE TO THIS PROPERTY HAS NOT  
BEEN EXAMINED BY THE PREPARER

### **WARRANTY DEED**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This Warranty Deed is dated this 11<sup>th</sup> day of October, 2024, by DIEN VIET TRAN, ("Grantor") whose post office address is 305 N. Stillman Street, Pensacola, Florida 32505 to YEN THI NGUYEN, ("Grantee") whose post office address is 305 N. Stillman Street, Pensacola, Florida 32505.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

**Parcel 1:**

Lot number One (1) in Block number Six (6) in the subdivision known as BAYOU GROVE SUBDIVISION in part of the Pettersen Addition to the City of Pensacola, as shown on plat of said subdivision appearing of record at Page 87 of Plat Book 2 of the records of Escambia County, Florida.

a/k/a 3120 Bayou Drive, Pensacola, Florida 32506

Parcel ID No. 000S00-9092-001-006

**Parcel 2:**

The East 120 Feet of Lot 4, Oak Drive, a Subdivision of a portion of Section 39, Township 2 South, Range 30 West, in the City of Pensacola, Escambia County, Florida, recorded in Plat Book 3 at Page 40 of said County.

a/k/a 301 N. Stillman Street, Pensacola, Florida 32505

Parcel ID No. 000S00-9093-001-004

**Parcel 3:**

Lot 3, Oak Drive, a subdivision of a portion of Section 39, Township 2 South, Range 30 West, Escambia County, Florida, according to the Map or Plat thereof recorded in Plat Book 3, Page 40 of the Public Records of Escambia County, Florida.

BK: 9216 PG: 1348

a/k/a 3511 Briar Cliff Drive, Pensacola, Florida 32505

Parcel ID No. 000S00-9093-000-003

The property being conveyed to Grantee is not the homestead property of Grantor or Grantor's spouse and Grantor's spouse is not required to join in this conveyance.

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 2024 and subsequent years.

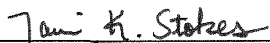
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

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

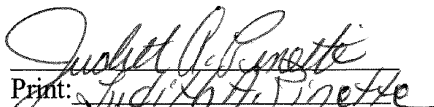
AND the Grantor covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons 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: Tami K. Stokes  
350 W. Cedar Street, Suite 100  
Pensacola, Florida 32502

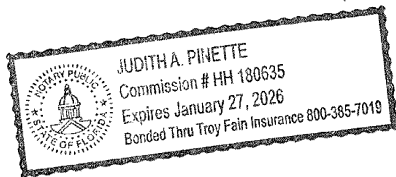
  
DIEN VIET TRAN

  
Print: Judith A. Pinette  
350 W. Cedar Street, Suite 100  
Pensacola, Florida 32502

BK: 9216 PG: 1349 Last Page

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this 11<sup>th</sup> day of October, 2024, by Dien Viet Tran, who is ☐ personally  
known to me or ☐ produced N/A as identification.



  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_