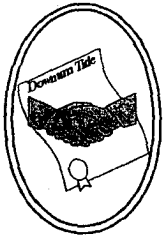


**TITLE REPORT**  
**WORK ORDER NO: 6520**  
**TRACY D. RITTER**  
**PARCEL ID#00624-050R**  
  
**FOR**  
  
**GULF COUNTY TAX COLLECTOR**

2018 MAY 14 AM 10:38



## *Downum Title Services, Inc.*

17030 Main Street South  
Blountstown, Florida 32424

JUDY DOWNUM

Telephone: (850) 674-3533  
Fax: (850) 674-1343

### **TITLE REPORT Work Order #6520**

**FOR**

**GULF COUNTY TAX COLLECTOR  
1000 CECIL COSTIN BLVD.  
ROOM 147  
PORT ST. JOE, FLORIDA 32456**

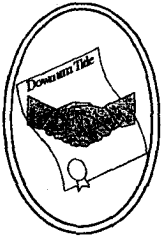
**BEGINNING WITH THE DATE OF SEPTEMBER 24, 1997**

**ON**

#### **DESCRIPTION:**

**Lot 22, Block "L" RED BULL ISLAND UNIT NO. 2, an Unrecorded Subdivision, in Section 30, Township 4 South, Range 9 West, Gulf County, Florida, being more particularly described as follows:**

**COMMENCE at the Northwest Corner of Section 30, Township 4 South, Range 9 West, and thence go South 00 Degrees 00 Minutes 00 Seconds East (Bearing Base) along the West boundary line of said Section 30, for a distance of 422.7 feet to the Southerly right of way boundary line of Canning Drive (formerly River Road; having a 66 foot wide right of way), thence go South 89 Degrees 12 Minutes 00 Seconds East along the Southerly right of way boundary line of Canning Drive for a distance of 195.00 feet to a point of intersection with the Easterly right of way boundary line of Sesame Street (having a 60 foot wide right of way); thence go South 00 Degrees 00 Minutes 00 Seconds East along the Easterly right of way boundary line of Sesame Street for a distance of 704.60 feet to a point of intersection with the Northerly right of way boundary line of Tupelo Avenue (having a 60 foot wide right of way); thence go South 88 Degrees 32 Minutes 00 Seconds East along the Southerly right of way boundary line of Tupelo Avenue for a distance of 945.00 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING, departing the Northerly right of way boundary line of Tupelo Avenue, go North 00 Degrees 00 Minutes 00 Seconds West, for a distance of 135.00 feet; thence go South 88 Degrees 32 Minutes 00 Seconds East for a**



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distance of 90.00 feet; thence go South 00 Degrees 00 Minutes 00 Seconds East for a distance of 135.00 feet to the Northerly right of way boundary line of Tupelo Avenue; thence go North 88 Degrees 32 Minutes 00 Seconds West along said Northerly right of way boundary line for a distance of 90.00 feet, to the POINT OF BEGINNING. Said parcel having an area of 0.28 acres, more or less.

**LAST RECORDED TITLE:** TRACY D. RITTER (Who shows Address as: 9156 Sunshine Drive, Youngstown, Florida 32466-2004)

ASSESSED TO: TRACY D. RITTER

Personal Representative's Deed, dated Feb. 14, 1996, from Donna E. Walker, the duly qualified and acting Personal Representative of the Estate of Donna E. Zito, f/k/a Donna E. Fuselier, Dec., to Donna E. Walker, individually, Filed Sept. 24, 1997, and recorded in O. R. Book 205, Page 103. (See Copy Attached). NOTE: LANDS DESCRIBED IN DEED HAS 2 POINT OF BEGINNINGS.

Warranty Deed, dated Sept. 24, 1997, from Donna E. Walker, to Donna E. Walker and husband, Thomas J. Walker, Filed Sept. 24, 1997, and recorded in O. R. Book 205, Page 113. (See copy Attached). NOTE: LANDS DESCRIBED IN DEED HAS 2 POINT OF BEGINNINGS.

Warranty Deed, dated Sept. 17, 2007, from Thomas J. Walker and wife, Donna E. Walker, to Tracy D. Ritter, Filed Sept. 21, 2007, and recorded in O. R. Book 446, Page 758. (See copy Attached). NOTE: LANDS DESCRIBED IN DEED HAS 2 POINT OF BEGINNINGS.

### **ENCUMBRANCES:**

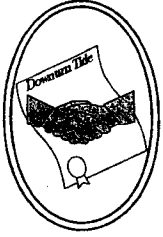
**Final Deficiency Judgment against Tracy D. Ritter a/k/a Tracy Denise Ritter, Filed Jan. 14, 2015, and recorded in O. R. Book 567, Page 385. In the Case of Capital City Bank, Plaintiff, VS. Tracy D. Ritter, Et al., Def., (See Copy Attached).**

**Tax Roll shows the following as to Captioned lands:**

**PARCEL ID# 00624-050R**

**Amount \$Not Shown (TAX DEED APPLICATION)**

\*\*\*\*\*



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17030 Main Street South  
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STATE OF FLORIDA,

COUNTY OF GULF.

DOWNUM TITLE SERVICES, INC., in and for the County and State aforesaid, hereby certifies that it has caused a search to be made of the Records of Gulf County, Florida, beginning with the date of September 24, 1997, and down to and including the present date April 10, 2018. This Certificate is not an abstract and is only a brief record search for general information purposes. Our liability will not exceed the cost of this Search.

Dated this the 10th day of April, A. D., 2018.

DOWNUM TITLE SERVICES, INC.

BY: 



# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

DR-512  
R. 04/16  
Rule 12D-16.002  
F.A.C.  
Eff. 04/16

Fields will expand online.

To: Tax Collector of Gulf County, Florida

I, 5T Wealth Partners LP, hold the listed certificates tax and submit them to the tax collector.

Certificate Number	Date	Legal Description
# 101	6/1/2011	Parcel 00624-050R RED BULL ISLAND SUBD. UNIT NO. 2 LOT 22 ORB 446/758 FR WALKER BLK L MAP 112B
#		
#		
#		
#		
#		
#		

I agree to:

- pay all delinquent taxes,
- redeem all outstanding tax certificates plus interest, and
- pay any delinquent, omitted, or current taxes and interest covering the property.

I agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the tax certificate on which this application is based, and all other certificates of the same legal description, which are in my possession.

[Signature]  
Applicant's Signature

3/23/2018  
Date

# TAX CERTIFICATE

No. 101

Date issued: 05/25/2011

This certificate is void seven years from the date of issuance, which is the first day of the tax certificate sale as advertised under section 197.432, Florida Statutes.

1. SHIRLEY J JENKINS, TAX COLLECT . Tax Collector for GULF

Florida, certify that at a public auction noticed as required, I issued to:

5T WEALTH PARTNERS, LP  
PO BOX 830539 DEPT #6200  
BIRMINGHAM, AL 35283

BUYER # 848  
S.S.N.# 45-4775618

a tax certificate for the parcels below for \$ 0.00 This was the amount due for taxes, interest, costs, and charges for these parcels for the year 2010

The purchaser or other legal owner of this certificate is entitled to apply for a tax deed under Florida Law, unless the property is redeemed by payment of the tax, interest, costs, and charges due within the time provided by law. The rate of interest is 18% per year if purchased by the county, or up to 18% per year, if purchased by someone other than the county

Said parcel(s) are described as follows:

00624-050R

2010 FINAL ASSESSMENT R 0148200

EXEMPTION

TYPE	VALUE
------	-------

TAXABLE VALUE

CODE

ACRES

7,000

0003

OWNER ON RECORD

RITTER TRACY  
267 TENNESSEE AVE  
WEWAHITCHKA, FL 32465

DESCRIPTION:

RED BULL ISLAND SUBD. UNIT  
NO. 2 LOT 22  
ORB 446/758 FR WALKER  
BLK L MAP 112B

The interest rate bid at the tax certificate sale under Chapter 197, Florida Statutes, was 18.00 percent.

Shirley J Jenkins  
Signature, tax collector or designee

Date \_\_\_\_\_

Shirley J. Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

**Owner: Tracy D. Ritter**  
**Parcel: 00624-050R**

**Tracy D. Ritter**  
9156 Sunshine Drive  
Youngstown, FL 32466-2004

267 Tennessee Avenue  
Wewahitchka, FL 32465

427 Martin Luther King Drive  
Chipley, FL 32428

**Donna E. Walker, Personal Representative of the Estate of Donna E. Zito f/k/a Donna E. Fuselier**  
**Deceased**  
P.O. Box 1003  
Port St. Joe, FL 32457

**Estate of Donna E. Zito f/k/a Donna E Fuselier**

**Thomas J. Walker**  
P.O. Box 1003  
Port St. Joe, FL 32457

**Capital City Bank, Plaintiff, VS. Tracy D. Ritter, Et al., Def. (Janice Rotenberry, Gary Adkison a/k/a Gary S. Adkison, Rebecca L. Norris, Gulf County Clerk of Court, Harrison Finance Company, Sondra G. Fox, Tammy Gainous and Unknown Tenants)**  
**Final Deficiency Judgement Against Tracy D. Ritter a/k/a Tracy Denise Ritter**  
Capital City Bank  
P.O. Box 900  
Tallahassee, FL 32302-0900

**Contiguous Property Owners**

Mary Lou Rogers 00624-060R  
233 Tennessee Avenue  
Wewahitchka, FL 32465

Kendall L. & Jo R Grogan 00623-080R  
P.O. Box 22  
Wewahitchka, FL 32465

Joseph M. & Olivia Boatwright 00624-010R  
612 Canning Drive  
Wewahitchka, FL 32465

Shirley J. Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

**Tax Deed Applicant**

5T Wealth Partners, LP  
P.O. Box 830539 Dept #6200  
Birmingham, AL 35283