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CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA
2017 AUG 28 AM 11:22

TITLE REPORT
WORK ORDER NO: 6333
CHRISTOPHER DERRICK

PARCEL ID#03462-167R

FOR

GULF COUNTY TAX COLLECTOR

TD# 2017-16



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 #6333

FOR

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

BEGINNING WITH THE DATE OF MAY 27, 1999

ON

DESCRIPTION:

Lot 7-B, as shown in Derrick Minor Replat 2004, as recorded in O. R. Book 354, Pages 142 and 143, of the Plat Records of Gulf County, Florida, and being described as follows:

DESCRIPTION: LOT 7B

COMMENCE at a S. J. P. C. Concrete monument marking the Southeast Corner of the Southwest Quarter of Section 35, Township 5 South, Range 11 West, Gulf County, Florida, and thence run North 89 Degrees 37 Minutes 40 Seconds West, along the South boundary line of said Southwest Quarter of Section 35, for 828.57 feet; thence North 00 Degrees 10 Minutes 00 Seconds West for 1125.00 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 Degrees 10 Minutes 00 Seconds West for 125.00 feet; thence North 89 Degrees 37 Minutes 40 Seconds West for 200.01 feet, thence South 00 Degrees 09 Minutes 56 Seconds East for 114.99 feet; thence North 89 Degrees 38 Minutes 47 Seconds West for 239.79 feet to a point on the Easterly Right of Way line of State Road No. 386, thence continue along said right of way line, along a curve concave Westerly with a radius of 2916.23 feet and a central angle of 00 Degrees 11 Minutes 47 Seconds for an arc length of 10.00 feet; thence leaving said Right of Way line, run South 89 Degrees 37 Minutes 40 Seconds East for 440.26 feet to the POINT OF BEGINNING. Said parcel of land lying and being in the Southwest Quarter of Section 35, Township 5 South, Range 11 West, Gulf County, Florida. Having an area of 0.63 acre, more or less.



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LAST RECORDED TITLE: CHRISTOPHER DERRICK (Who shows Address as: P. O. Box 433, Ft. Walton Beach, Florida 32549)

ASSESSED TO: CHRISTOPHER DERRICK

Warranty Deed, dated May 27, 1999, from Jean F. Arnold, John F. Arnold, and Mary M. Adkinson, unmarried widow of David L. Adkinson, Deceased, to Monica W. Reed, Filed May 27, 1999, and recorded in O. R. Book 227, Page 263. (See Copy Attached).

Warranty Deed, dated Aug. 25, 1999, from Monica W. Reed, to Christopher Derrick, Filed Aug. 26, 1999, and recorded in O. R. Book 231, Page 273. (See Copy Attached).

Replat of Derrick Minor Replat 2004, Filed Oct. 4, 2004, and recorded in O. R. Book 354, Page 142. (See Copy Attached).

ENCUMBRANCES: NONE FOUND

Tax Roll shows the following as to Captioned lands:

PARCEL ID# 03462-167R

Amount \$Not Shown (TAX DEED APPLICATION)

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 May 27, 1999, and down to and including the present date July 27, 2017. 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 27th day of July, A. D., 2017.

DOWNUM TITLE SERVICES, INC.

BY:

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

Owner: Christoher Derrick
Parcel: 03462-167R

Christopher Derrick
P.O. Box 433
Fort Walton Beach, FL 32549

16 Mimosa Street
Fort Walton Beach, FL 32548

Jean F. Arnold
Unknown

John F. Arnold
P.O. Box 1504
Ocala, FL 34478

Mary M. Adkinson
Unknown

David L. Adkinson
Deceased

Monica W. Reed
16 Mimosa Street
Fort Walton Beach, FL 32548

Gary Tillis
P.O. Box 1048
Steinhatchee, FL 32359

Richard P. Arnold, Sr. , Et Al
P.O. Box 1504
Ocala, FL 34478

John F. Arnold
P.O. Box 1504

Breeze P. Howard
P.O. Box 1504
Ocala, FL 34478

Contiguous Property Owners
William R. Wooten, Jr., Et Al 03462-165R
1125 Brandt Drive
Tallahassee, FL 32308

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

Richard W. Wooten
932 Carraway Street
Tallahassee, FL 32308

Robert Wooten
3603 Monmouth Court
Tallahassee, FL 32308

Christopher Derrick 03462-172R
16 Mimosa Street
Fort Walton Beach, FL 32548

P.O. Box 433
Fort Walton Beach, FL 32548

Phil A. Landford 03462-170R
211 Gulfaire Drive
Port St. Joe, FL 32456

Breeze P. Howard 03462-000R
P.O. Box 1504
Ocala, FL 34478

Tax Deed Applicant
Florida Tax Lien Assets IV, LLC
Department #6000
P.O. Box 830539
Birmingham, AL 35283

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GULF COUNTY, FLORIDA