

TITLE REPORT
WORK ORDER NO: 6332
CHRISTOPHER DERRICK
PARCEL ID#03462-172R

FOR
GULF COUNTY TAX COLLECTOR

2017 AUG 23 AM 11:45
GULF COUNTY, FLORIDA
CLERK OF CIRCUIT COURT
SUZANNE L. WATKINS
P.O. BOX 900000
FORT MYERS, FL 33907

TD# 2017-14



Downum Title Services, Inc.

17030 Main Street South
Blountstown, Florida 32424

JUDY DOWNUM

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

July 19, 2017

GULF COUNTY TAX COLLECTOR

IN ACCOUNT WITH

DOWNUM TITLE SERVICES, INC.

Title Report (Order No. 6332), covering..... \$150.00
Lands in Sec. 35, Tp. 5 S. R. 11 West
(Parcel No. 03462-172R) (CHRISTOPHER DERRICK)



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TITLE REPORT Work Order #6332

FOR

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

BEGINNING WITH THE DATE OF MAY 27, 1999

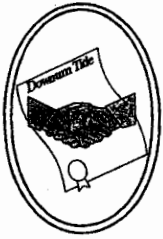
ON

DESCRIPTION:

Lot 8-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 8B

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 1000.00 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 440.26 feet to a point on the Easterly Right of Way line of State Road No. 386, said point being on a curve concave Westerly, thence Southerly along said Right of Way Line, and along said Curve with a radius of 2916.23 feet and 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 38 Minutes 47 Seconds East for 240.19 feet; thence South 00 Degrees 21 Minutes 13 Seconds West for 114.67 feet; thence South 89 Degrees 36 Minutes 58 Seconds East for 201.24 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: 16 Mimosa St., Ft. Walton Beach, Florida 32548)

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# 03462-172R

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 7, 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 7th day of July, A. D., 2017.

DOWNUM TITLE SERVICES, INC.

BY: 

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

Owner: Christopher Derrick
Parcel: 03462-172R

Christopher Derrick
16 Mimosa Street
Fort Walton Beach, FL 32548

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

Jean F. Arnold
N/A

John F. Arnold
N/A

Mary M. Adkinson
N/A

David L. Adkinson
Deceased

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

Contiguous Property Owners

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

Christopher Derrick 03462-167R-Tax Deed has been applied for on this parcel also
P.O. Box 433
Fort Walton Beach, FL 32549

Troy & Anna I. Burnett 03462-175R
2348 Duff Drive
Port Arthur, TX 77642

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

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

Tax Deed Applicant

Florida Tax Lien Assets IV, LLC.
Department #6000
P.O. Box 830539
Birmingham, AL 35203

John F Arnold (03462-000R)

PO Box 1504

Ocala, FL 34478

Breeze P Howard (03462-000R)

PO Box 1504

Ocala, FL 34478

2017 SEP 15 PM 3:17

CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA