



## *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 #5662**

**FOR**

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

**BEGINNING WITH THE DATE OF JANUARY 10, 1997**

**ON**

#### **DESCRIPTION:**

**Lot 9, Block "D", Money Bayou Subdivision, a subdivision as per plat or map thereof recorded in Plat Book 1, Page 49, of the Public Records of Gulf County, Florida.**

**LAST RECORDED TITLE:** KEVIN STRICKLAND (Whose Address is: 200 Pheasant RDG., Thomasville, Ga. 31792-1673)

**ASSESSED TO:** KEVIN STRICKLAND

Warranty Deed, dated Jan. 10, 1997, from Willie L. Brown and Julia Brown, husband and wife, as to undivided 43% interest; Harold F. Grooms and Elayne Morris Grooms, as to an undivided 19% interest; Jack A. Rustigan and Billie J. Rustigan, husband and wife, as to an undivided 19% interest; Paul R. Madsen and E. Starr Madsen, husband and wife, as to an undivided 19% interest, to Seybold Associates, Inc., Filed Jan. 10, 1997, and recorded in O. R. Book 197, Page 152. (See copy Attached).

Corporate Warranty Deed, dated Nov. 25, 1997, from Seybold Associates, Inc., to Johnny J. Jenkins and Shirley J. Jenkins, husband and wife, Filed Dec. 9, 1997, and recorded in O. R. book 207, Page 816. (See Copy Attached).



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Warranty Deed, dated March 15, 2002, from Johnny J. Jenkins and wife, Shirley J. Jenkins, to Kevin Strickland, Filed March 25, 2002, and recorded in O. R. Book 277, Page 274. (See copy Attached).

Distribution Easement, dated June 16, 2004, from Kevin Strickland, and Stephanie H. Strickland, to Progress Energy, Filed Aug. 10, 2004, and recorded in O. R. Book 349, Page 7. (See copy Attached).

### **ENCUMBRANCES:**

Mortgage dated Sept. 19, 2003, from Jonathan K. Strickland, Stephanie H. Strickland, husband and wife, to Branch Banking and Trust Company, Filed Oct. 8, 2003, and recorded in O. R. Book 320, page 2., and re-recorded on June 10, 2004, in O. R. Book 342, Page 375. (See Copies Attached).

Note Modification Agreement dated June 18, 2004, Filed July 8, 2004, and recorded in O. R. Book 345, Page 419. (See Copy Attached).

Release of Mortgage, Filed May 17, 2006, from MERS, to Johnathan K. Strickland, and Stephanie H. Strickland, Filed May 17, 2006, and recorded in O. R. Book 409, page 430. (The Book and Page is this Release is in error. Unable to verify that said foregoing Mortgage and Note Modification Agreement has been Satisfied.) (See Copy Attached).

Affidavit in the Case of D.A.N. Joint Venture, III, L.P., Plaintiff, VS. Johnathan Strickland, Defendant, Filed March 4, 2009, and recorded in O. R. Book 471, Page 672, granting Final Judgment to be re-instated, Filed March 4, 2009, and recorded in O. R. Book 471, Page 670.

→ Mortgage and Security Agreement, dated April 13, 2006, from Jonathon Kevin Strickland, and Stephanie H. Strickland, to RBC Centura Bank, Filed May 5, 2006, and recorded in O. R. Book 408, Page 509. (See Copy Attached).

→ Notice of Lis Pendens, in the Case of RBC Centura Bank, USA F/K RBC Centura Bank, Plaintiff, VS. Kevin Strickland, Et al., Defendants, Filed March 4, 2011, and recorded in O. R. Book 502, Page 489. (See Copy Attached).



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

**PARCEL ID#03130-005R**

**Amount \$7759.71 (TAX DEED APPLICATION**

**Tax Deed Application – R694700-D (Year 2012)**

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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 January 27, 1970, and down to and including the present date June 9, 2014. 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 09th day of June, A. D., 2014.

DOWNUM TITLE SERVICES, INC.

BY:

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

**Property I. D. Number: 03130-005R**

**Owner Name: Kevin Strickland**

**1. Kevin Strickland AKA Jonathan K Strickland**

**200 Pheasant RDG**

**Thomasville, GA 31792-1673**

**also: 10466 Valentine Road S**

**Tallahassee, FL 32308**

**also: 4503 Thaxton Ct**

**Tallahassee, FL 32309-8923**

**also: 525 7th Street**

**Port St Joe, FL 32456**

**2. Willie L & Julia Brown**

**C/O PO Box 28912**

**Fresno, CA 93720-1501**

**3. Harold F & Elayne Morris Grooms**

**C/O PO Box 28912**

**Fresno, CA 93720-1501**

**4. Jack A & Billie J Rustigan**

**C/O PO Box 28912**

**Fresno, CA 93720-1501**

**5. Paul R & E Starr Madisen**

**C/O PO Box 28912**

**Fresno, CA 93720-1501**

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

**6. Seybold Associates, Inc.  
PO Box 508  
Winter Park, FL 32790**

**7. Johnny J & Shirley J Jenkins  
116 Broad Street  
Port St Joe, FL 32456**

**8. Stephanie H Strickland  
10466 Valentine Road South  
Tallahassee, FL 32308  
also: 4503 Thaxton Ct  
Tallahassee, FL 32309-8923**

**9. Progress Energy  
PO Box 14042  
St Petersburg, FL 33733**

**10. Branch Banking & Trust Company  
233 West Nash Street  
Wilson, NC 27893**

**11. MERS  
PO Box 2026  
Flint, MI 48501-2026**

**12. D. A.N. Joint Venture III LP  
100 North Center Street  
Newton Falls, OH 44444-1321**

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

13. RBC Centura Bank

PO Box 500

Rocky Mount, NC 27802

14. RBC Centura Bank USA FKA RBC Centura Bank

PO Box 500

Rocky Mount, NC 27802

15. James E Sorensen, Esquire

F Palmer, Esquire

Williams, Gautier, Gwynn, & DeLoach, P.A.

PO Box 4128

Tallahassee, FL 32315-4128

16. Greenspoon Merder P.A.

Trader Centre South Suite 700

100 West Cypress Creek Rd

Fort Lauderdale, FL 33309

17. Robert & Ruth Roebuck 03135-000R

1811 Woodgate Way

Tallahassee, FL 32308

18. Larry & Pamela McArthur Trustees 03134-050R

5567 Hwy 2

Bascom, FL 32423

19. US Bank as Cust for Caz Creek FL LLC

PO Box 645132

Lock Box # 5132

Cincinnati, OH 45264