

2015-21
10/21/15

TITLE REPORT
WORK ORDER NO: 5637
PARCEL ID#02624-400R
THOMAS W. DIXON, JR. & CAROL DIXON

FOR

GULF COUNTY TAX COLLECTOR

2015-21

FILED FOR RECORD
REBECCA L. MORRIS
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA
2015 MAR 25 PM 12:48



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 #5637-UPDATE

FOR

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

BEGINNING WITH THE DATE OF MAY 2, 2014

ON

DESCRIPTION:

Lot 5, Block C, Seven Springs Lake Subdivision, according to the Plat thereof recorded in the Public Records of Gulf County, Florida, as Plat Book 5, Pages 17 & 18.

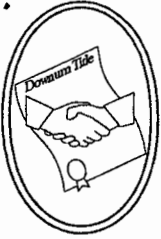
LAST RECORDED TITLE: THOMAS W. DIXON, JR., AND CAROL DIXON, HUSBAND AND WIFE (Whose Address is: 105 YOUPON ST., PORT ST. JOE, FLORIDA 32456)

ASSESSED TO: THOMAS W. & CAROL DIXON

****NOTHING FOUND RECORDED DURING THIS PERIOD****

**2014 Tax Roll shows the following as to Captioned lands:
PARCEL ID#02624-400R (AMOUNT: \$159.76)
Amount \$3,104.30 TAX DEED APPLICATION
Tax Deed Application – R564800-D YEAR 2012**

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STATE OF FLORIDA,

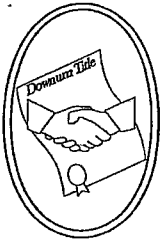
COUNTY OF GULF.

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 May 2, 2014, and down to and including the present date March 10, 2015. 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 March, A. D., 2015.

DOWNUM TITLE SERVICES, INC.

BY:



Downum Title Services, Inc.

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Blountstown, Florida 32424

JUDY DOWNUM

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TITLE REPORT Work Order #5637

FOR

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

BEGINNING WITH THE DATE OF AUGUST 3, 2004

ON

DESCRIPTION:

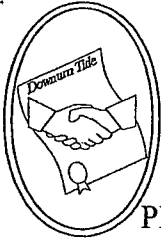
Lot 5, Block C, Seven Springs Lake Subdivision, according to the Plat thereof recorded in the Public Records of Gulf County, Florida, as Plat Book 5, Pages 17 & 18.

LAST RECORDED TITLE: THOMAS W. DIXON, JR., AND CAROL DIXON, HUSBAND AND WIFE (Whose Address is: 105 YOUPON ST., PORT ST. JOE, FLORIDA 32456)

ASSESSED TO: THOMAS W. & CAROL DIXON

Warranty Deed, dated July 22, 2004, from Charles T. Land, as Trustee of the Charles T. Land Revocable Trust, dated Oct. 12, 2000, to Little River Camp, LLC., a Florida limited liability company, Filed Aug. 3, 2004, and recorded in O. R. Book 348, Page 19. (See Copy Attached).

Quit-Claim Deed, dated Aug. 12, 2004, from Sarah North, Patricia Cain and Lutricia F. Johnson, to Little River Camp, LLC., Filed Oct. 13, 2004, and recorded in O. R. Book 355, Page 288. (See Copy Attached).



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Plat of Seven Springs Lake, Filed in Plat Book 5, Pages 17 and 18.

Declaration of Covenants, Conditions and Restrictions for Seven Springs Lake, Filed Oct. 22, 2004, and recorded in O. R. Book 356, Page 127. (See partial copy attached).

First Amendment to the Declaration of Covenants, Conditions and Restrictions of Seven Springs Lake, Filed Dec. 6, 2004, and recorded in O. R. Book 360, Page 282. (See copy Attached).

Warranty Deed, dated Nov. 19, 2004, from Little River Camp, LLC., a Florida Limited liability company, to Thomas W. Dixon, Jr., and Carol Dixon, husband and wife, Filed Dec. 8, 2004, and recorded in O. R. Book 360, Page 586. (See Copy Attached).

ENCUMBRANCES:

Mortgage dated May 19, 2006, from Thomas W. Dixon, Jr., and Carol Dixon, husband and wife, to RBC CENTURA BANK, Filed May 22, 2006, and recorded in O. R. Book 409, Page 806. (See Copy Attached).

2013 Tax Roll shows the following as to Captioned lands:

PARCEL ID#02624-400R

Amount \$2100.50 TAX DEED APPLICATION

Tax Deed Application – R564800-D YEAR 2012

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 August 3, 2004, and down to and including the present date May 02, 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 2nd day of May, A. D., 2014.

DOWNUM TITLE SERVICES, INC.

BY: 