

FILED FOR RECORD
REBECCA L. NORRIS
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA
2017 AUG 32 ^{Sep 1} AM 9:50

TITLE REPORT

WORK ORDER NO: 6328

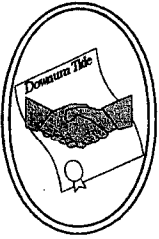
LITTLE RIVER CAMP, LLC.

PARCEL ID#02624-475R

FOR

GULF COUNTY TAX COLLECTOR

TD#2017-20



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 #6328

FOR

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

BEGINNING WITH THE DATE OF OCTOBER 17, 2000

ON

DESCRIPTION:

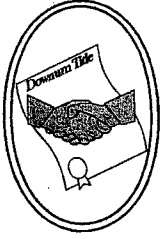
Lot 20, Block C, Seven Springs Lake Subdivision, according to the Plat thereof recorded in the Public Records of Gulf County, Florida, as Plat Book 5, Pages 17 and 18.

LAST RECORDED TITLE: LITTLE RIVER CAMP, LLC., A FLORIDA LIMITED LIABILITY COMPANY (Who shows Address as: P. O. Box 705, Wewahitchka, Florida 32465)

ASSESSED TO: LITTLE RIVER CAMP, LLC.

Warranty Deed, dated Oct. 13, 2000, from Charles T. Land, to Charles T. Land as Trustee of the Charles T. Land Revocable Trust Agreement, dated Oct. 12, 2000, Filed Oct. 17, 2000, and recorded in O. R. Book 248, Page 503. (See copy Attached).

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).



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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).

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).

Ordinance No. 2004-1010L, Filed Dec. 30, 2004, and recorded in O. R. Book 362, Page 605. (See copy Attached).

Limited Liability Company Affidavit, Filed Oct. 20, 2004, and recorded in O. R. Book 355, Page 776. (See Copy Attached).

Affidavit, Filed July 22, 2005, and recorded in O. R. Book 385, Page 299. (See Copy Attached).

ENCUMBRANCES:

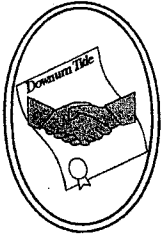
Deficiency Judgment, in the Case of Cadence Bank, N.A., Plaintiff, VS. Little River Camp, LLC., Et al., Defendants, Filed July 2, 2014, and recorded in O. R. Book 557, Page 671, and Certified Copy recorded July 7, 2014, in O. R. Book 557, Page 863. (See copy attached).

Deficiency Judgment, Filed Feb. 25, 2015, and recorded in O. R. Book 569, Page 74. (See partial copy attached)

Final Judgment as to Counts I, II and III, of Plaintiff's First Amended Complaint, Filed Oct. 6, 2015, and recorded in O. R. Book 583, Page 130. (See Copy Attached).

Final Deficiency Judgment, in the Case of Prosperity Bank, Plaintiff, VS. Little River Camp, LLC., Filed Nov. 20, 2015, and recorded in O. R. Book 585, Page 493. (See Copy Attached).

Final Deficiency Judgment, Filed Dec. 2, 2015, and recorded in O. R. Book 586, Page 60. (See copy Attached).



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**Final Deficiency Judgment, Filed Dec. 4, 2015, and recorded in O. R. Book 586, Page 217.
(See Copy attached).**

Satisfaction of Judgment as to William J. Smiley Only, recorded in O. R. Book 620, Page 945. (See copy attached).

Satisfaction as to William J. Smiley Only, as to Final Judgment, recorded in O. R. Book 586, Page 217, Filed July 10, 2017, and recorded in O. R. Book 621, Page 495. (See copy attached).

Satisfaction as to Matthew D. Birmingham only, as to Final Judgment recorded in O. R. Book 586, Page 217, Filed Jan. 23, 2017, and recorded in O. R. Book 610, Page 1. (See Copy attached).

**Tax Roll shows the following as to Captioned lands:
PARCEL ID# 02624-475R
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 October 17, 2000, 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: Little River Camp, LLC
Parcel: 002624-475R

Little River Camp
218 E. River Road
Wewahithka, FL 32465

P.O. Box 705
Wewahitchka, FL 32465

Charles T. Land as Trustee of the Charles T. Land Revocable Trust
410 Land Drive
Wewahitchka, FL 32465

Sarah North
Unknown

Patricia Cain
Unknown

Lutricia F. Johnson
Unknown

Cadence Bank, N.A. VS. Little River Camp, LLC, Et Al
17 North 20th Street
Birmingham, AL 35203

2 Urban Center, Suite 820
4890 West Kennedy Boulevard
Tampa, FL 33609

Prosperity Bank (Ameris Bank) VS. Little River Camp, LLC.
24 Second Avenue
Moultrie, GA 31768

William J. Smiley
P.O. Box 1049
Wewahitchka, FL 32465

3821 Highway 71 South
Wewahitchka, FL 32465

Matthew D. Birmingham
107A Second Street
Port St. Joe, FL 32456

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

P.O. Box 705
Wewahitchka, FL 32465

216 E. River Road
Wewahitchka, FL 32465

Louise T. Land
410 Land Drive
Wewahitchka, FL 32465

Christopher J. Land
410 Land Drive
Wewahitchka, FL 32465

Paul W. Groom, II
161 Grant Lane
Wewahitchka, FL 32465

P.O. Box 598
Port St. Joe, FL 32457

180 Grant Lane
Wewahitchka, FL 32465

Clayton B. Wooten
221 Jones Drive
Wewahitchka, FL 32465

Seven Springs Lake Homeowner's Association, LLC
c/o Matthew Birmingham, Agent
218 E. River Road
Wewahitchka, FL 32465

Contiguous Property Owners
John Howell 02624-470R
8871 CR 386 N.
Wewahitchka, FL 32465

Little River Camp, LLC 02624-100R
P.O. Box 705
Port St. Joe, FL 32465

Michael J. Ferrara as Trustee 02624-480R
1401 Tootchin Nene
Tallahassee, FL 32301

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

Tax Deed Applicant

ST Wealth Partners, LP
P.O. Box 830539
Department #6200
Birmingham, AL 35283