

2017 AUG 29 PM 1:25

REBECCA L. JONES  
CLERK OF CIRCUIT COURT  
GULF COUNTY, FLORIDA

**TITLE REPORT**

**WORK ORDER NO: 6334**

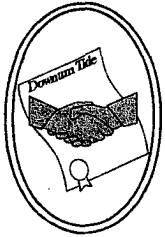
**DERRELL & RHONDA JONES**

**PARCEL ID#03450-720R**

**FOR**

**GULF COUNTY TAX COLLECTOR**

TD#2017-19



## ***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 #6334**

**FOR**

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

**BEGINNING WITH THE DATE OF OCTOBER 15, 1996**

**ON**

#### **DESCRIPTION:**

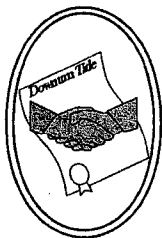
**Lot 144, Wetappo Subdivision, according to the plat recorded in Plat Book 5, Pages 36-42, in the Public Records of Gulf County, Florida.**

**LAST RECORDED TITLE:** DERRELL JONES and RHONDA JONES, his wife, WITH NOTICE OF BANKRUPTCY TRUSTEE'S INTEREST IN REAL PROPERTY AS SHOWN RECORDED IN O. R. BOOK 491, PAGE 567(Whose Address is: 4122 Greenway Dr. Juniper, Florida 33458-5310)

**ASSESSED TO:** DERRELL JONES and RHONDA JONES

Corrective Warranty Deed, dated Sept. 9, 1996, from Farmers Investment Company, and Central Arizona Ranch Company, to Wachovia Bank of Georgia, N.A. as Trustee of the Emerging Growth Timberland Fund, Filed Oct. 15, 1996, and recorded in O. R. Book 194, Page 732. (See Copy Attached). ✓

Special Warranty Deed, dated June 4, 2004, from Wachovia Bank, National Association, as Trustee of the Emerging Growth Timberland Fund, to Southern Forest Land, inc., Filed June 7, 2004, and recorded in O. R. Book 341, Page 823. (See copy Attached). ✓



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Warranty Deed, dated Sept. 8, 2004, from Southern Forest Land, Inc., to Wetappo Preserve, LLC., Filed Sept. 10, 2004, and recorded in O. R. Book 352, Page 69. (See Copy Attached).

Waiver of Surface Rights, dated April 27, 2005, from Marmaton Oil Company, to Wetappo Preserve, LLC., Filed April 29, 2005, and recorded in O. R. Book 375, Page 916. (See Copy Attached).

Plat of Wetappo, recorded in Plat Book 5, Pages 36-42, of the Plat Records of Gulf County, Florida.

Declaration of Covenants, Conditions and Restrictions for Wetappo, Filed May 2, 2005, and recorded in O. R. Book 375, Page 920. (See Partial Copy attached).

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Wetappo, Filed Jan. 22, 2007, and recorded in O. R. Book 429, Page 372. (See Copy Attached).

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Wetappo, Filed March 30, 2007, and recorded in O. R. Book 433, Page 948. (See Copy Attached).

First Supplemental Declaration of Covenants, Conditions and Restrictions of Wetappo, Filed Oct. 1, 2008, and recorded in O. R. Book 465, Page 208. (See Copy Attached).

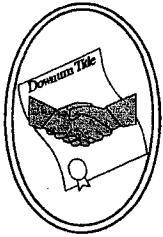
Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Wetappo, Filed June 17, 2020, and recorded in O. R. Book 492, Page 859. (See Copy Attached).

Warranty Deed, dated May 15, 2007, from Wetappo Preserve, LLC., a Florida limited liability company, to Waterfront Group Wetappo, LLC., Filed May 17, 2007, and recorded in O. R. Book 438, Page 401. (See Copy Attached).

Warranty Deed, dated July 17, 2007, from Waterfront Group Wetappo, LLC., to Derrell Jones and Rhonda Jones, his wife, Filed Aug. 1, 2007, and recorded in O. R. Book 443, Page 597. (See Copy Attached).

### **ENCUMBRANCES:**

**Claim of Lien for Assessments, Filed Feb. 16, 2010, and recorded in O. R. Book 486, Page 884. (See Copy Attached).**



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**2016 Tax Roll shows the following as to Captioned lands:  
PARCEL ID#03450-720R (TAX DEED APPLICATION)**

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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 October 15, 1996, 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: Derrell & Rhonda Jones**  
**Parcel: 03450-720R**

**Derrell & Rhonda Jones**  
4122 Greenway Drive  
Juniper, FL 33458-5310

9247 N.W. 54 Street  
Sunrise, FL 33351

3400 Crane Hill Court  
Orange Park, FL 32065-5255

**Farmers Investment Company**  
Unknown

**Central Arizona Ranch Company**  
Unknown

**Wachovia Bank of Georgia, N.A. as Trustee of the Emerging Growth Timberland Fund**  
191 Peachtree Street N.E.  
Atlanta, GA 30303

**Southern Forest Land, Inc**  
Route 4, Box 38  
Andalusia, AL 36420

**Wetappo Preserve, LLC**  
206 E. Fourth Street  
Port St. Joe, FL 32456

**Wetappo Preserve Homeowner's Association, Inc.**  
209 7th Street  
Port St. Joe, FL 32456

**Marmaton Oil Company**  
Waiver of Surface Rights

**Waterfront Group Wetappo**  
17505 West Catawba Avenue, Ste 350  
Cornelius, NC 28031

7595 Baymeadows Way, Ste 100  
Jacksonville, FL 32256

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

**Alexander G. Smith, as Trustee for the Bankruptcy Estate of Derrill & Rhonda Jones**  
2601 University Boulevard West  
Jacksonville, FL 32217

**Contiguous Property Owners**

**Wetappo Preserve Homeowner's Association, Inc. 03450-004R**  
106 Trade Circle West, Suite H  
Port St. Joe, FL 32456

**Midland IRA DBO Entrust IRA 03450-725R**  
1721 Fairhaven Lane  
Murfreesboro, TN 37128

**Tax Deed Applicant**

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