

RECEIVED FOR RECORD
REBECCA L. NORMAN
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA
2017 AUG 29 PM 1:26

TITLE REPORT
WORK ORDER NO: 6331
LITTLE RIVER CAMP, LLC.

PARCEL ID#02671-000R

FOR

GULF COUNTY TAX COLLECTOR

TDA# 2017-18



Downum Title Services, Inc.

17030 Main Street South
Blountstown, Florida 32424

JUDY DOWNUM

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

October 9, 2017

Gulf County Tax Collector
1000 Cecil G. Costin, Sr. Blvd.
Port St. Joe, Florida 32457

RE: Application for Tax Deed 2017-18
Tax Certificate #2010-665/R.E. #2671-000R
Little River Camp, LLC.

Dear Ms. Jenkins:

As per the letter dated Oct. 6, 2017, from Clerk, Rebecca L. Norris, concerning the discrepancies to the Legal Description, I offer the following information:

- (1) There was no Deed containing the legal description on the Assessment, as it covered the left over parcel of the lands received and less the Plat of Seven Springs Lake Subdivision, and also other parcels that were excepted from the Assessment. In working with Dan Christie, from the Property Appraiser's Office, we have Searched the parcel using the said prepared description. The Assessment, as per Dan, only shows 1.91 acre parcel, which is shown. The Deeds shown in the Title Report, shows how this parcel was Titled down.

I am also enclosing the first page of the Title Report, to reflect that information. Please replace this with the first page of Title Report.

If you have any questions, or need anything additional, please call.

Thanking you, so much, we are,

Yours very truly,

DOWNUM TITLE SERVICES, INC.

BY:


Judy Downum

NOTED FOR RECORDED
REBECCA L. NORRIS
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA
2017 OCT 10 PM 3:50



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17030 Main Street South
Blountstown, Florida 32424

JUDY DOWNUM

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TITLE REPORT Work Order #6331

FOR

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

2011 OCT 12 AM 10:19
REBECCA L. NORRIS
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA

BEGINNING WITH THE DATE OF OCTOBER 17, 2000

ON

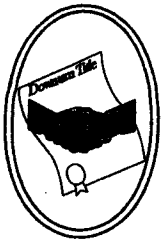
DESCRIPTION:

A parcel of land containing 1.91 acres, more or less, as shown in Property Appraiser's Assessment, and said lands being assessed, being described as follows:
That part of the N ½ of NE ¼ of Section 1, Township 5 South, Range 10 West, East of State Road No. 71, that lies South of Lot 34, Block A, of Seven Springs Lake Subdivision, and West of Lot 33, Block A, of Seven Springs Lake Subdivision, and North of Bodie Lister Road. Said lands are not to include any portion of Seven Springs Lake Subdivision, as Per Plat recorded in Plat Book 5, Pages 17 and 18. Said lands being a portion of lands described in O. R. Book 348, Page 19, and O. R. Book 355, Page 288, of the Public Records of Gulf County, Florida. Said lands containing 1.91 acres, more or less.

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).



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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).

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).

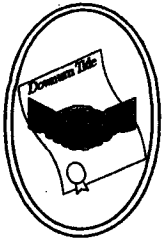
ENCUMBRANCES:

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 July 7, 2014, 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).



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

**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, Filed June 30, 2017, and 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# 02671-000R
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: 02671-000R

Little River Camp, LLC
P.O. Box 705
Wewahitchka, FL 32465

218 E. River Road
Wewahitchka, FL 32465

216 E. River Road
Wewahitchka, FL 32465

Charles T. Land

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

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

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

Case of Prosperity Bank VS Little River Camp, LLC
Ameris Bank(formerly Prosperity)
c/o James Davis, Special Assets Manager
24 Second Avenue S.E.
Moultrie, GA 31768

William J. Smiley
3821 Highway 71
Wewahitchka, FL 32465

2017 OCT 11 AM 11:06
REBECCA L. NORRIS
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA

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

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

P.O. Box 705
Wewahitchka, FL 32465

832 S. 2nd Street
Wewahitchka, FL 32465

Louise T. Land
410 Land Drive
Wewahitchka, FL 32465

Christopher J. Land
410 Land Drive
Wewahitchka, FL 32465

Seven Springs Lake Subdivision Homeowner's Association
Board of Directors

Matthew Birmingham
832 S. 2nd Street
Wewahitchka, FL 32465

William J. Smiley
1674 CR 381
Dalkeith, FL 32465

P.O. Box 1508
Marianna, FL 32447

Clayton B. Wooten
221 James 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

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GULF COUNTY, FLORIDA

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

Contiguous Property Owners

Mark P. & Lori K. Hupp 02624-270R

51 Woodham Avenue
Fort Walton Beach, FL 32547

James E. Lewis III & Carol J. Lewis 02624-230R

4511 Vista Lane
Lynn Haven, FL 32444

Jeff & Nancy Burgess 02624-235R

7070 Cape San Blas Road
Port St. Joe, FL 32456

Jeff & B. Hambrick Sellers 02624-265R

P.O. Box 13439
Mexico Beach, FL 32410

Tax Deed Applicant

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

2017 OCT 11 AM 11:06
REBECCA L. NORMIS
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA