



**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  
#5604 UP-DATE**

*Bridge Report*

FOR

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

**BEGINNING WITH THE DATE OF APRIL 10, 2014**

**ON**

**DESCRIPTION:**

**Lot 102, 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:** Andrew B. Stitzer and Ann K. Stitzer (Whose Address is: 14357 Gaelyn Ct. Poway, CA. 92064))

**ASSESSED TO:** ANDREW & ANN STITZER

**NOTHING FOUND DURING THIS PERIOD.**

**2014 Tax Roll shows the following as to Captioned lands:**

**PARCEL ID#03450-510R**

**Amount \$173.65**

**ALSO: AMOUNT: \$1,733.95 (TAX DEED APPLICATION  
Tax Deed Application – R897200-D (Year 2012))**



*Downum Title Services, Inc.*

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Telephone: (850) 674-3533  
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March 16, 2015

GULF COUNTY TAX COLLECTOR

IN ACCOUNT WITH

DOWNUM TITLE SERVICES, INC.

Up-Date to Order No. 5604, covering lands in  
Wetappo Subdivision (#R03450-510R) Andrew Stitzer, Et ux. .... \$50.00



## Downum Title Services, Inc.

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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 April 10, 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.*

17030 Main Street South  
Blountstown, Florida 32424

JUDY DOWNUM

Telephone: (850) 674-3533  
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### **TITLE REPORT**

### **Work Order**

**#5604**

**FOR**

*original report*

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

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

**ON**

#### **DESCRIPTION:**

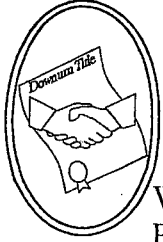
**Lot 102, Wetappo Subdivision, according to the plat recorded in Plat Book 5, Pages 36-42, in the Public Records of Gulf County, Florida.**

**LAST RECORDED TITLE:** Andrew B. Stitzer and Ann K. Stitzer (Whose Address is: 14357 Gaelyn Ct. Poway, CA. 92064))

**ASSESSED TO: ANDREW & ANN STITZER**

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 June 30, 2005, from Wetappo Preserve, LLC., to Andrew b. Stitzer and Ann K. Stitzer, Filed July 6, 2005, and recorded in O. R. Book 383, Page 411. (See copy Attached).

### **ENCUMBRANCES:**

**Mortgage dated Sept. 15, 2009, from Andrew B. Stitzer and Ann K. Stitzer, husband and wife, to Regions Bank d/b/a Regions Mortgage, Filed Sept. 18, 2009, and recorded in O. R. Book 480, Page 506, in the initial amount of \$131,600.00. (See Partial Copy Attached).**



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**2013 Tax Roll shows the following as to Captioned lands:  
PARCEL ID#03450-510R**

**Amount \$924.23 (TAX DEED APPLICATION ·  
Tax Deed Application – R897200-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 October 15, 1996, and down to and including the present date April 10, 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 10th day of April, A. D., 2014.

DOWNUM TITLE SERVICES, INC.

BY:



## Downum Title Services, Inc.

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17030 Main Street South  
Blountstown, Florida 32424

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Telephone: (850) 674-3533  
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April 25, 2014

GULF COUNTY TAX COLLECTOR

IN ACCOUNT WITH

DOWNUM TITLE SERVICES, INC.

Title Report (Order No. 5604), covering..... \$150.00  
Lands in Sec. WETAPPO SUBDIVISON  
(R3450-510R) (ANDREW B. STITZER, ET UX.)





13. Igol & Marlee Gladstein (03450-505R)  
9728 Treyburn Court  
Ellicot City, MD 21042-2373
14. Wetappo Pres Owner's Association, Inc. (03450-004R)  
209 7th Street  
Port St. Joe, FL 32456
15. Hugh & Michelle Malloch  
58 General Doolittle Road  
Daytona Beach, FL 32124
16. Moonstone Lien Investments, LLC  
U.S. Bank as custodian for Moonstone Lien Investments, LLC  
Lock Box #005191, P.O. Box 645191  
Cincinnati, OH 45264-5191