

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
#6329-UP-DATE**

FOR

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

BEGINNING WITH THE DATE OF JULY 27, 2017

ON

DESCRIPTION:

Lot 23, 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)

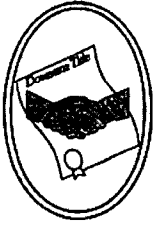
ASSESSED TO: LITTLE RIVER CAMP, LLC.

NOTHING ELSE FOUND RECORDED DURING THIS PERIOD.

Tax Roll shows the following as to Captioned lands:

PARCEL ID# 02624-490R

Amount \$Not Shown (TAX DEED APPLICATION) (See attached)



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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 July 27, 2017, and down to and including the present date January 10, 2018. 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 January, A. D., 2018.

DOWNUM TITLE SERVICES, INC.

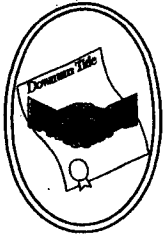
BY:

CLERK OF CIRCUIT
GULF COUNTY, FL
2017 SEP 12 AM 10:30

TITLE REPORT
WORK ORDER NO: 6329
LITTLE RIVER CAMP, LLC.
PARCEL ID#02624-490R

FOR
GULF COUNTY TAX COLLECTOR

TDA# 2017-22



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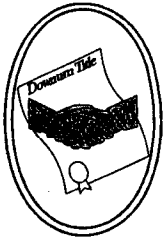
August 15, 2017

GULF COUNTY TAX COLLECTOR

IN ACCOUNT WITH

DOWNUM TITLE SERVICES, INC.

Title Report (Order No. 6329), covering. \$150.00
Lands in Block C, Seven Springs Lake SD
(Parcel No. 02624-490R) (LITTLE RIVER CAMP, LLC.)



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TITLE REPORT Work Order #6329

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:

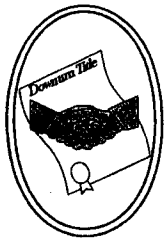
Lot 23, Block C, Seven Springs Lake Subdivision, according to the Plat thereof recorded in the Public Records of Gulf County, Florida, as Plat Book 5, Pages 17 and 18.

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). *Annexation city of Weirton*

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:

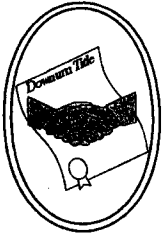
**Deficiency Judgment, in the Case of Cadence Bank, N.A., Plaintiff, VS. Little River Camp.,
LLC., Et al., Defendants, Filed July 2, 2014, and recorded in O. R. Book 557, Page 671, and
Certified Copy recorded July 7, 2014, in O. R. Book 557, Page 863. (See copy attached).**

**Deficiency Judgment, Filed July 2, 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).**

**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 to Judgment as to William J. Smiley Only, Filed June 30, 2017, and recorded
in O. R. Book 945, Page 1. (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# 02624-490R
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:



APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

DR-512
R. 04/16
Rule 12D-16.002
F.A.C.
Eff. 04/16
Fields will expand online.

To: Tax Collector of Gulf County, Florida

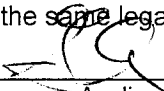
I, 5T Wealth Partners LP, hold the listed certificates tax and submit them to the tax collector.

Certificate Number	Date	Legal Description
# 649	6/1/2010	SEVEN SPRINGS LAKE PB 5 PG 18 LOT 23 BLK C MAP 94D
#		
#		
#		
#		
#		
#		

I agree to:

- pay all delinquent taxes,
- redeem all outstanding tax certificates plus interest, and
- pay any delinquent, omitted, or current taxes and interest covering the property.

I agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the tax certificate on which this application is based, and all other certificates of the same legal description, which are in my possession.



Applicant's signature

May 12, 2017
Date

TAX CERTIFICATE

No. 649

Date issued: 05/28/2010

This certificate is void seven years from the date of issuance, which is the first day of the tax certificate sale as advertised under section 197.432, Florida Statutes.

I, **SHIRLEY J JENKINS, TAX COLLECT** _____, Tax Collector for **GULF** Florida, certify that at a public auction noticed as required, I issued to:

**5T WEALTH PARTNERS, LP
PO BOX 830539 DEPT #6200
BIRMINGHAM, AL 35283**

BUYER # **848**
S.S.N.# **45-4775618**

a tax certificate for the parcels below for \$ 0.00 This was the amount due for taxes, interest, costs, and charges for these parcels for the year 2009

The purchaser or other legal owner of this certificate is entitled to apply for a tax deed under Florida Law, unless the property is redeemed by payment of the tax, interest, costs, and charges due within the time provided by law. The rate of interest is 18% per year if purchased by the county, or up to 18% per year, if purchased by someone other than the county

Said parcel(s) are described as follows:

02624-490R

2009 FINAL ASSESSMENT R 0562100

EXEMPTION		TAXABLE VALUE	CODE	ACRES
TYPE	VALUE			
		50,000	0003	

OWNER ON RECORD

**LITTLE RIVER CAMP LLC
PO BOX 705
WEWAHITCHKA, FL 32465**

DESCRIPTION:

**SEVEN SPRINGS LAKE PB 5 PG 18
LOT 23
BLK C
MAP 94D**

The interest rate bid at the tax certificate sale under Chapter 197, Florida Statutes, was 9.75 percent. **GULF**, Florida.



Signature, tax collector or designee

_____ Date

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542 , Florida Statutes

Date of Tax Deed Application

MAY 30TH, 2017

Part 1: Tax Deed Application Information

This is to certify that **5T WEALTH PARTNERS, L**, holder of Tax Sale Certificate Number 649, issued the 28TH day of MAY, 2010, and which encumbers the following described property located in the County of GULF, State of Florida, to-wit:

**02624-490R
LOT 23
MAP 94D**

**SEVEN SPRINGS LAKE PB 5 PG 18
BLK C**

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Certificate Number	Date of Sale	Face Amount of Cert	Interest	Total
649	05/28/10	1,028.20	701.68	1,729.88
601	05/25/11	751.09	394.31	1,145.40

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Certificate Number	Date of Sale	Face Amount of Cert.	Tax Collector's Fee	Interest	Total
611	05/31/12	444.93	6.25	367.07	818.25
582	05/31/13	196.84	6.25	133.84	336.93
487	05/30/14	199.33	6.25	100.14	305.72
466	05/29/15	201.34	6.25	72.48	280.07
434	05/31/16	207.83	6.25	37.41	251.49

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all Certificates in Applicant's Possession and other Certificates Redeemed by Applicant (*Total of Part 2 + 3 above).....	Total Amount Paid 4,867.74
2. Delinquent taxes paid by the applicant.....	182.04
3. Current taxes paid by the applicant.....	0.00
4. Ownership and Encumbrance Report Fee.....	150.00
5. Tax Deed Application Fee.....	75.00
6. Interest accrued by tax collector under s.197.542,F.S.(see Tax Collector Instr.)...	237.37
7. Total (Lines 1 - 6).....	5,512.15

Part 5: Clerk of Court Certified Amounts (Lines 8-15)

8. Processing tax deed fee.....	
9. Certified or registered mail charge.....	
10. Advertising charge (see s.197.542, F.S.).....	
11. Recording fee for certificate of notice.....	
12. Sheriff's Fees.....	
13. Interest (see Clerk of Court Instructions).....	
14. Total (Lines 8 - 13).....	
15. Plus one-half of the assessed value of homestead property, if applicable under s.197.502(6)(c),F.S.....	
16. Statutory opening bid (total of Lines 7, 14 and 15, if applicable).....	

31ST day of **AUGUST**, **2017** Tax Collector of **GULF** County

Date of Sale: _____ By: *M. Hain*
 *This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

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
Unknown

Christopher J. Land
Unknown

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
Unknown

Seven Springs Lake Homeowner's Association, LLC
Unknown

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 Toochin Nene
Tallahassee, FL 32301

Tax Deed Applicant
5T Wealth Partners, LP
P.O. Box 830539
Department #6200
Birmingham, AL 35283