

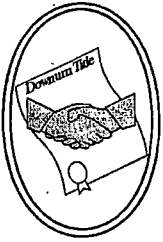
TITLE REPORT
WORK ORDER NO: 6579
JAMES AND JOAN CLECKLEY
PARCEL ID#04231-165R

FOR

GULF COUNTY TAX COLLECTOR

2018 AUG 17 PM 4:22
JENNIFER L. HARRIS
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA

TD#2018-21



Downum Title Services, Inc.

17030 Main Street South
Blountstown, Florida 32424

JUDY DOWNUM

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

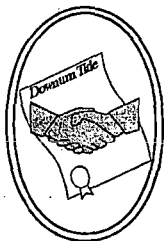
June 22, 2018

GULF COUNTY TAX COLLECTOR

IN ACCOUNT WITH

DOWNUM TITLE SERVICES, INC.

Title Report (Order No. 6579), covering..... \$150.00
Lands in Sunset Village Subdivision
(Parcel No. 04231-165R) (JAMES AND JOAN CLECKLEY)



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TITLE REPORT Work Order #6579

FOR

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

BEGINNING WITH THE DATE OF FEBRUARY 23, 2003

ON

DESCRIPTION:

Lot 33, Sunset Village Subdivision, thereof recorded in the Public Records of Gulf County, Florida, at Plat Book 4, Page 19, of the Plat Records of Gulf County, Florida.

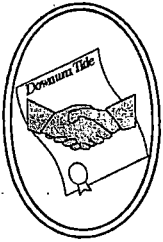
LAST RECORDED TITLE: JAMES R. CLECKLEY AND WIFE, JOAN A. CLECKLEY(Who shows Address as: P. O. BOX 1099, WEWAHITCHKA, FLORIDA 32465)

ASSESSED TO: JAMES R. AND JOAN A. CLECKLEY

Durable Power of Attorney, dated Jan. 21, 2003, from Mildred R. Kennington, William T. Kennington, Madison B. Kennington, Jr., Mary E. Jackson and Katherine F. Brown, to George L. Kennington, III and Madison B. Kennington, Jr., Filed Feb. 23, 2003, and recorded in O. R. Book 300, Page 168. (See Copy Attached).

Declaration of Covenants, Conditions and Restrictions of Sunset Village, Filed Feb. 23, 2003, and recorded in O. R. Book 300, Page 170. (See Copy Attached).

Warranty Deed, dated Feb. 26, 2003, from Mildred R. Kennington, William T. Kennington, Madison B. Kennington, Jr., Mary E. Jackson, and Katherine F. Brown, to R & R Gulf Properties, Inc., Filed Feb. 28, 2003, and recorded in O. R. Book 300, Page 432. (See Copy Attached).



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Warranty Deed, dated Feb. 28, 2003, from R & R Gulf Properties, Inc., a Florida Corporation, to Clayton B. Wooten, a married man, and Matthew D. Birmingham, a married man, Filed March 3, 2003, and recorded in O. R. Book 300, Page 576. (See Copy Attached).

Warranty Deed, dated March 11, 2003, from Clayton B. Wooten, a married man, and Matthew D. Birmingham, a married man, to James R. Cleckley and wife, Joan A. Cleckley, Filed March 11, 2003, and recorded in O. R. Book 301, Page 382. (See Copy Attached).

Conservation Easement Deed, Filed June 5, 2003, and recorded in O. R. Book 308, page 755. (See Copy Attached).

Corrective Conservation Easement, Filed Oct. 10, 2003, and recorded in O. R. Book 320, Page 490. (See Copy Attached).

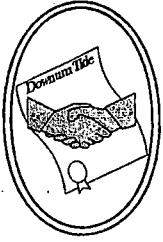
Final Judgment of Dissolution of Marriage between James Reubin Cleckley, Husband and Joan Angela Cleckley, wife, Filed Aug. 7, 2008, and recorded in O. R. Book 462, Page 934. (See Copy Attached).

ENCUMBRANCES:

Mortgage, dated March 10, 2003, from James R. Cleckley and Joan A. Cleckley, husband and wife, to RBC Centura Bank, Filed March 11, 2003, and recorded in O. R. Book 301, Page 383. (See copy Attached).

Claim of Lien from Owners Association of Sunset Village, Filed Feb. 9, 2017, and recorded in O. R. Book 611, Page 157. (See Copy Attached).

**Tax Roll shows the following as to Captioned lands:
PARCEL ID# 04231-165R
Amount \$Not Shown (TAX DEED APPLICATION)**



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17030 Main Street South
Blountstown, Florida 32424

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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 February 23, 2003, and down to and including the present date June 20, 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 20th day of June, A. D., 2018.

DOWNUM TITLE SERVICES, INC.

BY: 

TAX CERTIFICATE

No. 712

Date issued: 05/31/2016

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:

BEOR FUND 1 LLC
1338 S FOOTHILL DR #129
SALT LAKE CITY, UT 84108

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 2015

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:

04231-165R

2015 FINAL ASSESSMENT R 1134400

EXEMPTION TYPE	VALUE	TAXABLE VALUE	CODE	ACRES
		20,900	0004	

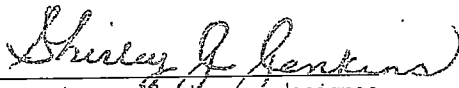
OWNER ON RECORD

CLECKLEY JAMES R & JOAN A
P O BOX 1099
WEWAHITCHKA, FL 32465

DESCRIPTION:

SUNSET VILLAGE PB 4 PG 19
LOT 33
ORB 301/382 FR WOOTEN &
BIRMINGHAM
MAP 31

The interest rate bid at the tax certificate sale under Chapter 197, Florida Statutes, was 0.25 percent. GULF, Florida.



Signature, tax collector or designee

Date

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

Owner: James & Joan Cleckley
Parcel: 04231-165R

James Reubin & Joan Angela Cleckley
P.O. Box 1099
Wewahitchka, FL 2465

Mildred R. Kennington
Unknown

William T. Kennington
1317 McClelland Avenue
Port St. Joe, FL 32456

4119 Cherry Lane
Panama City, FL 32401

P.O. Box 13054
Mexico Beach, FL 32410-3054

Madison B. Kennington, Jr.
Deceased
1317 McClelland Avenue
Port St. Joe, FL 32456

Mary E. Jackson
Unknown

Katherine F. Brown
Unknown

George L. Kennington, III
2904 Garrison Avenue
Port St. Joe, FL 32456

R & R Gulf Propertues, Inc. (Inactive)
2010 Highway C-30
Port St. Joe, FL 32456

252 Marina Drive
Port St. Joe, FL 32456

Clayton B. Wooten
10587 SW Cain-Fortner Road
Wewahitchka, FL 32465

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

Matthew D. Birmingham
10587 SW Cain-Fortner Road
Wewahitchka, FL 32465

RBC Centura Bank
P.O. Box 500
Rocky Mount, NC 27802

Owners Association of Sunset Villiage
209 7th Street
Port St. Joe, FL 32456

Ralph Rish
1887 SR 30-A
Port St. Joe, FL 32456

William J. Rish
P.O. Box 9
Port St. Joe, FL 32457

Katherine Wanda Wilder
Unknown

Iola Holdings, LLC (Inactive)
252 Marina Drive
Port St. Joe, FL 32456

State of Florida Department of Environmental Protection
160 Governmental Center
Pensacola, FL 32502

Contiguous Property Owners

Jump Ball, LLC 04231-170R
P.O. Box 241858
Montgomery, AL 36124-1858

Windmark JV, LLC 04229-001R
101 Good Morning Street
Port St. Joe, FL 32456

Donald Ashcraft, Et Al 04231-160R
1610 Monument Avenue
Port St. Joe, FL 32456

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

Tax Deed Applicant

Beor Fund 1, LLC
1338 S. Foothill Drive # 129
Salt Lake City, UT 84108