

**TITLE REPORT**

**WORK ORDER NO: 6578**

**RITA M. SYFRETT, ET AL.**

**PARCEL ID#00456-003R**

**FOR**

**GULF COUNTY TAX COLLECTOR**

2018 AUG 24 PM 4:12  
GULF COUNTY FL  
CLERK OF CIRCUIT COURT

TD 2018-22



# 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. 6578), covering..... \$150.00  
Lands in Sec. 6, Tp. 4 S. R. 9 West  
(Parcel No. 00456-003R) (RITA M. SYFRETT, ET AL.)



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### **TITLE REPORT Work Order #6578**

**FOR**

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

**BEGINNING WITH THE DATE OF JULY 9, 1991**

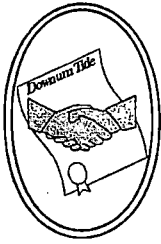
**ON**

#### **DESCRIPTION:**

Commence at the Southwest Corner of Section 6, Township 4 South, Range 9 West, Gulf County, Florida, thence North along the West line of said Section 6, for 1312.50 feet; thence East at a right angle for 50.00 feet to a concrete monument for the POINT OF BEGINNING, thence North parallel with the West line of said Section 6, for 300.00 feet to a concrete monument; thence North 87 Degrees 46 Minutes 30 Seconds East for 516.61 feet, more or less, to the edge of the Dead Lakes; thence Southerly along the edge of said Lake for 300 feet, more or less, to a point on a line that bears North 85 Degrees 01 Minute East from the POINT OF BEGINNING, thence South 85 Degrees 01 Minute West for 483 feet, more or less, to the POINT OF BEGINNING;

#### **ALSO:**

Commence at the Southwest Corner of Section 6, Township 4 South, Range 9 West, Gulf County, Florida, thence North along the West line of said Section 6, for 1312.50 feet, thence East at a right angle for 50.00 feet to concrete monument; thence North parallel with the West line of said Section 6, for 300.00 feet to a concrete monument on the edge of the Dead Lakes for the POINT OF BEGINNING, thence North 87 Degrees 46 Minutes 30 Seconds East for 516.61 feet to a concrete monument on the edge of said Lake; thence Northwesterly and Southwesterly along said Lake for 600 feet, more or less, to the POINT OF BEGINNING. Containing 0.6 acre, more or less.



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**LAST RECORDED TITLE:** RITA M. SYFRETT AND RAYMOND LEWIS SYFRETT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (Who shows Address as: P. O. BOX 36374, PANAMA CITY, FLORIDA 32412)

ASSESSED TO: RITA & RAYMOND SYRETT

Warranty Deed, dated Jan. 7, 1991, from Theodore G. Elchos and wife, Jimmie Ann Elchos, to Jimmy Patronis and wife, Helen Patronis, and Marvin A. Urquhart, Jr., and wife, Jonnie Sue Urquhart, Filed Jan. 9, 1991, and recorded in O. R. Book 142, Page 1. (See Copy Attached).

Quit-Claim Deed, dated June 27, 1991, from Marvin A. Urquhart, Jr., and wife, Jonnie Sue Urquhart, to Jimmy Patronis and wife, Helen Patronis, Filed July 2, 1991, and recorded in O. R. Book 145, Page 104. (See Copy Attached).

Warranty Deed, dated Oct. 4, 2002, from Jimmy Patronis and wife, Helen Patronis, to Raymond L. Syfrett, Filed Oct. 8, 2002, and recorded in O. R. Book 290, Page 930. (See Copy Attached).

Warranty Deed, dated Jan. 20, 2005, from Raymond L. Syfrett, to Raymond L. Syfrett, Trustee for the Raymond L. Syfrett Revocable Trust, dated the 6<sup>th</sup> day of September, 2002, and restated the 16<sup>th</sup> day of July, 2004, and second restated the 20<sup>th</sup> day of January, 2005, Filed Jan. 25, 2005, and recorded in O. R. Book 365, Page 37. (See Copy Attached).

Trustees Deed, dated Nov. 1, 2005, from Raymond L. Syfrett, Trustee for the Raymond L. Syfrett Revocable Trust, dated the 6<sup>th</sup> day of September, 2002, and restated the 16<sup>th</sup> day of July, 2004, and second restated the 20<sup>th</sup> day of January, 2005, to Rita M. Syfrett and Raymond Lewis Syfrett, as joint tenants with right of survivorship, Filed Nov. 4, 2005, and recorded in O. R. Book 395, Page 406. (See copy Attached).

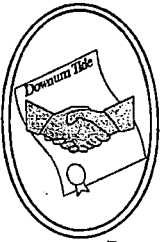
The following Probate was found, as per Raymond L. Syfrett:

Petition for Administration, In Re: Estate of Raymond L. Syfrett, Filed March 23, 2018, in O. R. Book 636, Page 897. (See Copy Attached).

Order Admitting Will to Probate, in said Estate, Filed March 23, 2018, and recorded in O. R. Book 636, Page 900. (See copy Attached).

Last Will and Testament of Raymond L. Syfrett, Filed March 23, 2018, and recorded in O. R. Book 636, Page 901. (See copy Attached).

Proof of Will, Filed March 23, 2018, and recorded in O. R. Book 636, Page 903. (See copy Attached).



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Letters of Administration, Filed March 23, 2018, and recorded in O. R. Book 636, Page 904.  
(See Copy Attached).

**ENCUMBRANCES:**

**NOTICE OF LIS PENDENS, In Re: Raymond L. Syfrett Revocable Trust, dated September 6, 2002, as amended and Restated, Et al., Plaintiff, VS. Clayton R. Syfrett, Et al., Filed Sept. 5, 2007, and recorded in O. R. Book 445, Page 773. (See copy Attached).**

**Tax Roll shows the following as to Captioned lands:  
PARCEL ID# 00456-003R  
Amount \$Not Shown (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 January 9, 1991, and down to and including the present date June 08, 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 08th day of June, A. D., 2018.

DOWNUM TITLE SERVICES, INC.

BY: 

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

Owner: Rita M. Syfrett, Et Al  
Parcel: 00456-003R

**Rita M. & Raymond Lewis Syfrett**

P.O. Box 36374  
Panama City, FL 32412

311 Magnolia Avenue  
Panama City, FL 32401

Rita Syfrett  
5505 Sun Harbor Road, #267  
Panama City, FL 32401

**Theodore G. & Jimmie Ann Elchos**  
Unknown

**Jimmy & Helen Patronis**  
3144 Kings Drive  
Panama City, FL 32405

**Marvin A., Jr. & Jonnie Sue Urquhart**  
P.O. Box 710  
Panama City, FL 32402

**Notice of Lis Pendens- Raymond L. Syfrett, Revokable Trust  
vs. Clayton R. Syfrett, Et Al**  
Donald F. Nations, co-personal respresentative  
Unknown

**T. Frank Syfrett, co-personal respresentative**  
Unknown

**James Ellis Syfrett, co-personal respresentative**  
4585 Creek Road  
Vernon, FL 32462

**Jennifer A. Tucker**  
Unknown

**Timothy Kickham**  
Unknown

**Elizabeth Ann Syfrett**  
311 Magnolia Avenue  
Panama City, FL 32401

2018 SEP 21 PM 12: 12

CLERK OF CIRCUIT COURT  
GULF COUNTY, FLORIDA

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

Raymond L. Syfrett  
5505 Sunharbor Road, #267  
Panama City, FL 32401

James B. Wadsworth, Jr., as trustee of the  
Syfrett Revokable Trust of 2002

Clayton R. Syfrett, co-trustees of the Raymond L. Syfrett  
Revokable Trust dated Sept 6, 2002

Contiguous Property Owners

William & Doris Chrastina 00456-024R  
2331 Pretty Bayou Drive  
Panama City, FL 32405

Tax Deed Applicant

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

2018 SEP 21 PM 12:12

SHIRLEY J. JENKINS  
TAX COLLECTOR  
GULF COUNTY, FL 32401

TAX CERTIFICATE

No. 90

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

BUYER # 885  
S.S.N.# 27-2386097

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:

00456-003R 2015 FINAL ASSESSMENT R 0105900

EXEMPTION		TAXABLE VALUE	CODE	ACRES
TYPE	VALUE			
		30,000	0002	

OWNER ON RECORD

SYFRETT RITA & RAYMOND  
PO BOX 36374  
PANAMA CITY, FL 32412

DESCRIPTION:

S 6 T 4 R 9 4.8 AC REC'D ORB  
60/736 FR EASTERLING BEING  
PARCEL "C" A 300 X 516.61 X  
300 X 483 FT LOT & .6 AC  
BEING PARCEL NORTH OF PARCEL C  
ORB 290/930 FR PATRONIS  
ORB 395/406 FR SYFRETT  
MAP 110

The interest rate bid at the tax certificate sale under Chapter 197, Florida Statutes, was 4.75 percent.  
GULF, Florida.

Signature, tax collector or designee

Date