

**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
#6919-UPDATE**

FOR

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

BEGINNING WITH THE DATE OF SEPTEMBER 25, 2020

ON

DESCRIPTION:

Commence at the Northwest Corner of Section 7, Township 9 South, Range 11 West, Gulf County, Florida, thence run North 00 Degrees 04 Minutes 21 Seconds East along the West boundary of Section 6, Township 9 South, Range 11 West, for a distance of 1341.09 feet to the Southwesterly right of way line of County Road No. 30-E, thence run South 23 Degrees 25 Minutes 11 Seconds East, along said right of way line 1642.44 feet, to a point of curve, thence continue along said right of way line along the Arc of a Curve to the left which has a radius of 11425.79 feet, thru a central angle of 02 Degrees 08 Minutes 33 Seconds for an arc distance of 427.29 feet (Chord bearing South 24 Degrees 29 Minutes 32 Seconds East 426.77 feet) to a point of tangency; thence run South 25 Degrees 33 Minutes 44 Seconds East along said right of way line 63.77 feet, thence run South 66 Degrees 05 Minutes 29 Seconds West 652.83 feet, thence run North 23 Degrees 54 Minutes 31 Seconds West 154.80 feet, to a re-bar for the POINT OF BEGINNING, from said POINT OF BEGINNING, continue North 23 Degrees 54 Minutes 31 Seconds West 15.19 feet to a re-bar, thence run South 66 Degrees 25 Minutes 03 Seconds West 140.00 feet, thence run South 23 Degrees 54 Minutes 31 Seconds East 15.19 feet, thence run North 66 Degrees 23 Minutes 03 Seconds East 140.00 feet, to the POINT OF BEGINNING.

Containing 0.052 of an acre, more or less. Also known as Cape Shoals Townhouse Unit 1.

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LAST RECORDED TITLE: POONAM BUCHER AND HUSBAND, GEORGE
BUCHER(Who shows Address as: 7810 Millerton Drive, Dayton, OH. 45459)

ASSESSED TO: POONAM & GEORGE BUCHER

NOTHING ELSE FOUND RECORDED DURING THIS PERIOD.

2020 Tax Roll shows the following as to Captioned lands:

PARCEL ID# 06267-240R

AMOUNT: \$146.19

Amount SNot 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 September 25, 2020, and down to and including the present date December 23, 2020. 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 23rd day of December, A. D., 2020.

DOWNUM TITLE SERVICES, INC.

BY: 



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**TITLE REPORT
Work Order
#6919**

FOR

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

BEGINNING WITH THE DATE OF FEBRUARY 27, 1996

ON

DESCRIPTION:

Commence at the Northwest Corner of Section 7, Township 9 South, Range 11 West, Gulf County, Florida, thence run North 00 Degrees 04 Minutes 21 Seconds East along the West boundary of Section 6, Township 9 South, Range 11 West, for a distance of 1341.09 feet to the Southwesterly right of way line of County Road No. 30-E, thence run South 23 Degrees 25 Minutes 11 Seconds East, along said right of way line 1642.44 feet, to a point of curve, thence continue along said right of way line along the Arc of a Curve to the left which has a radius of 11425.79 feet, thru a central angle of 02 Degrees 08 Minutes 33 Seconds for an arc distance of 427.29 feet (Chord bearing South 24 Degrees 29 Minutes 32 Seconds East 426.77 feet) to a point of tangency; thence run South 25 Degrees 33 Minutes 44 Seconds East along said right of way line 63.77 feet, thence run South 66 Degrees 05 Minutes 29 Seconds West 652.83 feet, thence run North 23 Degrees 54 Minutes 31 Seconds West 154.80 feet, to a re-bar for the POINT OF BEGINNING, from said POINT OF BEGINNING, continue North 23 Degrees 54 Minutes 31 Seconds West 15.19 feet to a re-bar, thence run South 66 Degrees 25 Minutes 03 Seconds West 140.00 feet, thence run South 23 Degrees 54 Minutes 31 Seconds East 15.19 feet, thence run North 66 Degrees 23 Minutes 03 Seconds East 140.00 feet, to the POINT OF BEGINNING.

Containing 0.052 of an acre, more or less. Also known as Cape Shoals Townhouse Unit 1.



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LAST RECORDED TITLE: POONAM BUCHER AND HUSBAND, GEORGE BUCHER(Who shows Address as: 7810 Millerton Drive, Dayton, OH. 45459)

ASSESSED TO: POONAM & GEORGE BUCHER

Warranty Deed, dated Feb. 21, 1996, from Bobby B. Williford and wife, Ellen M. Williford, to Larry L. Wilson and wife, Kathy Wilson, Filed Feb. 27, 1996, and recorded in O. R. Book 186, Page 936. (See Copy Attached).

Warranty Deed, dated March 18, 1999, from Larry L. Wilson and wife, Kathy Wilson, to Kathryn S. Wilson, Filed March 18, 1999, and recorded in O. R. Book 224, Page 232. (See Copy Attached).

Warranty Deed, dated May 15, 2000, from Kathryn S. Wilson, to Warren T. Platt and Julie R. Platt, husband and wife, Filed May 17, 2000, and recorded in O. R. Book 241, Page 755. (See Copy Attached).

Certificate of Death on Warren Thomas Platt, Filed June 15, 2005, and recorded in O. R. Book 381, Page 110.

Warranty Deed, dated June 10, 2005, from Julie R. Platt, un-remarried widow of Warren T. Platt, Dec., to Scott J. Somero, a single man, Filed June 15, 2005, and recorded in O. R. Book 381, Page 111. (See Copy Attached).

Quit-Claim Deed, dated July 3, 2006, from Scott J. Somero, a single man, to Main Escape, LLC., a Florida limited liability company, Filed July 10, 2006, and recorded in O. R. Book 413, Page 415. (See Copy Attached).

Construction and Maintenance Easement Beach Restoration Project, made between Scott Somero, and Gulf County, Filed Jan. 12, 2007, and recorded in O. R. Book 427, Page 193. (See Copy Attached).

Detail of Main Escape, LLC., as per the Florida Corporation Status.
(See Copy Attached).

Warranty Deed, dated Aug. 21, 2008, from Main Escape, LLC., to Robert Winter and Renee Winter, husband and wife, Filed Aug. 28, 2008, and recorded in O. R. Book 463, Page 736. (See Copy Attached).



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Warranty Deed, dated Dec. 2, 2013, from Robert Winter and Renee Winter, husband and wife, to Avery M. Jones, II., Filed Dec. 20, 2013, and recorded in O. R. Book 548, Page 508. (See Copy Attached).

Warranty Deed, dated Dec. 4, 2015, from Avery M. Jones, II, to Poonam Bucher and Husband, George Bucher, Filed Dec. 4, 2015, and recorded in O. R. Book 586, Page 187. (See Copy Attached). NOTE: This Deed has an error in the Description. Should be Sec. 6, instead of Sec. 5, and should be South 66 Degrees instead of 56 Degrees and should be 1642.44 feet, instead of 1542.44 feet as shown in Legal Description).

Construction and Maintenance Easement St. Joseph Peninsula Beach Re-Nourishment Project, between Poonam Bucher, and Gulf County, Filed May 9, 2018, and recorded in O.R. Book 641, Page 180. (See Copy Attached).

ENCUMBRANCES: NONE FOUND.

Tax Roll shows the following as to Captioned lands:

PARCEL ID# 06267-240R

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 February 27, 1996, and down to and including the present date September 25, 2020. 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 25th day of September, A. D., 2020.

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, CAZENOVIA CREEK FUNDING II, LLC, hold the listed certificates tax and submit them to the tax collector.

Certificate Number	Date	Legal Description
# 945	6/1/2018	06267-240R
#		
#		
#		
#		
#		
#		

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.

[Signature]
Applicant's signature

Date