

DOWNUM TITLE SERVICES, INC.

17030 MAIN ST SOUTH | PHONE 850-674-3533 FAX 850-674-1343 |

Email: Judy- judy@downumtitleservices.com; Will-
will@downumtitleservices.com

TITLE REPORT WORK ORDER #7422

FOR

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

BEGINNING WITH THE DATE OF JULY 13, 1979

ON

DESCRIPTION:

PARCEL ID #01204-013R

LEGAL DESCRIPTION:

Shamrock Estates Plat Book 2 Page 43 Lots 11 and 12, O. R. Book 577 Page 857 TX R CLK

LAST RECORD TITLE HOLDER: Seasons RE LLC.

Quitclaim Deed for Lots 11 and 12, of Shamrock Estates, a Replat of Lot 3, Block 1, Midway Park Subdivision, according to plat thereof on file in the Office of the Clerk of the Circuit Court of Gulf County, Florida, in Plat Book 2, Page 43 dated May 28th, 2019. From Lakeside Portfolio Management, LLC (grantor) to Seasons RE LLC., (grantee). (See Copy Attached).

Quitclaim Deed of said property from Moonstone Lien Investments, LLC (grantor) to Lakeside Portfolio, LLC. (grantee). Dated December 5th, 2018. (See Copy Attached).

2022 AUG 22 PM 4:42
RECEIVED
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA

*not attached
Bridges*

not attached

TD #2022-18

Tax Deed of said property from Rebecca L. Norris, Gulf County Clerk of Courts, to Moonstone Lien Investments, LLC. Dated May 20th, 2015. (See Copy Attached).

*not attached
-Present*

Warranty Deed of said property from William J. Smiley to Clyde Driggers. Dated October 19, 2005. (See Copy Attached).

Warranty Deed for Lots 11, 12, 13, and 14 of Shamrock Estates, a Replat of Lot 3, Block 1, Midway Park Subdivision, according to plat thereof on file in the Office of the Clerk of the Circuit Court of Gulf County, Florida, in Plat Book 2, Page 43. From David J. and Linda M. Trauger to William J. Smiley. Dated October 11th, 2005. (See Copy Attached).

attached

Warranty Deed for Lots 11, 12, 13, and 14 of Shamrock Estates, a Replat of Lot 3, Block 1, Midway Park Subdivision, according to plat thereof on file in the Office of the Clerk of the Circuit Court of Gulf County, Florida, in Plat Book 2, Page 43. From Dale Splawn and Thomas Tindall. Dated June 8th, 2004. (See Copy Attached).

attached

Warranty Deed for Lots 2-8, and 11-18 of Shamrock Estates. From Shamrock Estates to Tommy Tindall and Dale Splawn as Trustees. Dated July 13, 1979. (See Copy Attached).

attached

ENCUMBRANCES:

Electric Utility Services Distribution Easement granted to Gulf Coast Electric Cooperative, Inc. Filed February 24, 2006, and recorded in O.R. Book 403, Page 517. (See Copy Attached).

PROPERTY TAX INFORMATION AS TO THE ABOVE:

PARCEL ID#03450-170R *inverted 45*

A Tax Deed Application is present. Bill # 294600-I shows \$2,215.55 is due for 2014. (See Copy Attached).

As to property tax information for the year 2021 for Parcel ID #01204-013R:

There are no unpaid property taxes for the year 2021.

DATED THIS THE 18TH DAY OF AUGUST, A. D. 2022

DOWNUM TITLE SERVICES, INC.



JAMES P. LEONARD (SEARCHER)

DOWNUM TITLE SERVICES, INC.

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TITLE REPORT WORK ORDER #7422 *UPDATE*

FOR

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

BEGINNING WITH THE DATE OF AUGUST 18, 1979

ON

DESCRIPTION:

PARCEL ID #01204-013R

LEGAL DESCRIPTION:

Lots 11, and 12, of Shamrock Estates, a Replat of Lot 3, Block 1, Midway Park Subdivision, according to the plat thereof on file in the Office of the Clerk of Circuit Court of Gulf County, Florida, in Plat Book 2, Page 43.

LAST RECORD TITLE HOLDER: Seasons RE LLC.

Nothing new has been recorded on this property.

ENCUMBRANCES:

Nothing new has been recorded on this property.

PROPERTY TAX INFORMATION AS TO THE ABOVE:

PARCEL ID#03450-170R

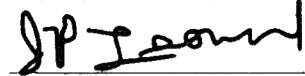
A Tax Deed Application is present. Bill # 294600-1 shows \$2,215.55 is due for 2014. (See Copy Attached).

As to property tax information for the year 2022 for Parcel ID #01204-013R:

There are unpaid property taxes in the amount of \$146.11 as of 2:29 p.m. on 12/12/2022

DATED THIS THE 12TH DAY OF DECEMBER, A. D. 2022

DOWNUM TITLE SERVICES, INC.



JAMES P. LEONARD (SEARCHER)