



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 #7006-UPDATE

FOR

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

BEGINNING WITH THE DATE OF DECEMBER 23, 2020

ON

DESCRIPTION:

Lot 17 and Parcel L, WINDMARK BEACH, according to the Plat thereof as recorded in Plat Book 4, Pages 1-5, inclusive, of the Public Records of Gulf County, Florida.

LAST RECORDED TITLE: FRANK PEREZ AND REBECA PEREZ, HUSBAND AND WIFE (Whose Address shows: 100 FOREST OVERLOOK DR., FORSYTH, GA. 31029)

ASSESSED TO: FRANK PEREZ & REBECA PEREZ

NOTHING ELSE FOUND RECORDED DURING THIS PERIOD.

2020 Tax Roll shows the following as to Captioned lands:

PARCEL ID#04276-085R

AMOUNT: \$1,185.49 (SHOWS DUE) (TAX DEED APPLICATION



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STATE OF FLORIDA,

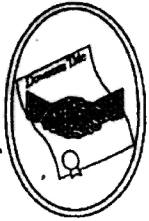
COUNTY OF GULF.

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 December 23, 2020, and down to and including the present date March 19, 2021. 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 19th day of March, A. D., 2021.

DOWNUM TITLE SERVICES, INC.

BY: 



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**TITLE REPORT
Work Order
#7006-UPDATE**

FOR

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

BEGINNING WITH THE DATE OF SEPTEMBER 25, 2020

ON

DESCRIPTION:

Lot 17 and Parcel L, WINDMARK BEACH, according to the Plat thereof as recorded in Plat Book 4, Pages 1-5, inclusive, of the Public Records of Gulf County, Florida.

LAST RECORDED TITLE: FRANK PEREZ AND REBECA PEREZ, HUSBAND AND WIFE (Whose Address shows: 100 FOREST OVERLOOK DR., FORSYTH, GA. 31029)

ASSESSED TO: FRANK PEREZ & REBECA PEREZ

NOTHING ELSE FOUND RECORDED DURING THIS PERIOD.

2020 Tax Roll shows the following as to Captioned lands:

PARCEL ID#04276-085R

AMOUNT: \$1,161.78 (SHOWS DUE) (TAX DEED APPLICATION

2021 JAN -8 AM 10:44
CA
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TD#2001-06



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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 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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17030 Main Street South
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TITLE REPORT Work Order #7006

FOR

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

BEGINNING WITH THE DATE OF SEPTEMBER 18, 2002

ON

DESCRIPTION:

Lot 17 and Parcel L, WINDMARK BEACH, according to the Plat thereof as recorded in Plat Book 4, Pages 1-5, inclusive, of the Public Records of Gulf County, Florida.

LAST RECORDED TITLE: FRANK PEREZ AND REBECA PEREZ, HUSBAND AND WIFE (Whose Address shows: 100 FOREST OVERLOOK DR., FORSYTH, GA. 31029)

ASSESSED TO: FRANK PEREZ & REBECA PEREZ

Special Warranty Deed, dated Sept. 10, 2002, from St. Joe-Arvida Home Building, L. P., a Delaware limited partnership, to Jan. Wagenaar, Filed Sept. 18, 2002, and recorded in O. R. Book 289, Page 702. (See Copy Attached).

Mortgage dated Jan. 26, 2006, from Jan Wagenaar; a single person, to Bayside Savings Bank, Filed Jan. 28, 2005, and recorded in O. R. Book 365, Page 267. (See Copy Attached).

Mortgage Modification Agreement, dated Jan. 15, 2007, between Jan Wagenaar, a single person, and Bayside Savings Bank, Filed Jan. 27, 2007, and recorded in O. R. Book 432, Page 430. (See Copy Attached).



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Notice of Lis Pendens, in the Case of Bayside Savings Bank, Plaintiff, VS. Jan Wagenaar, Defendant, Filed Sept. 5, 2007, and recorded in O. R. Book 445, Page 827. (See copy Attached).

Notice of Lis Pendens, in the Case of Bayside Savings Bank, Plaintiff, VS. Jan Wagenaar, Filed Sept. 12, 2007, and recorded in O. R. Book 446, Page 223. (See Copy Attached).

Final Judgment of Foreclosure, in said Case, Filed Oct. 26, 2007, and recorded in O. R. Book 448, Page 650. (See Copy Attached).

Certificate of Title, from Rebecca L. Norris, Clerk of Circuit Court, to Bayside Savings Bank, Filed Dec. 10, 2007, and recorded in O. R. Book 450, Page 841. (See Copy Attached).

Quit-Claim Deed, dated May 2, 2012, from Federal Deposit Insurance Corporation, as receiver for Bayside Savings Bank, to Centennial Bank, Filed May 9, 2012, and recorded in O. R. Book 520, Page 155. (See Copy Attached).

Special Warranty Deed, dated May 2, 2012, from Centennial Bank, to Southern Specialty Properties, a Georgia Company, Filed May 9, 2012, and recorded in O. R. Book 520, Page 156. (See Copy Attached).

Title Affidavit by Southern Specialty Properties, LLC., Filed Oct. 1, 2013, and recorded in O. R. Book 544, Page 620. (See Copy Attached).

Warranty Deed, dated Sept. 26, 2013, from Southern Specialty Properties, LLC., a Georgia Limited Liability Company, to Frank Perez and Rebeca Perez, husband and wife, Filed Oct. 1, 2013, and recorded in O. R. Book 544, Page 621. (See Copy Attached).

ENCUMBRANCES:

ORDER ON SUMMARY FINAL JUDGMENT FOR COUNTS II AND IV, in the Case of Windmark Beach Community Association, Inc., Plaintiff, VS. St. Joe Group, LLC., Frank Perez and Rebeca Perez, Def., Filed Jan. 23, 2020, and recorded in O. R. Book 683, Page 410. (See Copy Attached).

**2019 Tax Roll shows the following as to Captioned lands:
PARCEL ID#04276-085R (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 September 18, 2002, 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, TLGFY, LLC, hold the listed
certificates tax and submit them to the tax collector.

Certificate Number	Date	Legal Description
# 2018-760	5/31/2018	WINDMARK SUBD (PB 4/1-5) .327 AC M/L BEING LOT 17 ORB 544/621 FR SOUTHERN SPEC. PROPERTIES MAP 33A
#		
#		
#		
#		
#		
#		

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

8/15/20

Date

04276-085R