

TITLE REPORT  
WORK ORDER

#7486

**\*\*UPDATE\*\***

FOR

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

BEGINNING WITH THE DATE OF OCTOBER 11, 2022

ON

DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 80, PAGE 891, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA. THENCE SOUTH ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY FOR A DISTANCE OF 996.41 FEET TO A SET ONE HALF INCH IRON ROD AND CAP, LB#732, FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH FOR A DISTANCE OF 140.00 FEET TO A SET ONE HALF INCH IRON ROD AND CAP. #LB732. THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 87 DEGREES 15 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 209.00 FEET TO A SET ONE HALF INCH IRON ROD AND CAP, LB#732, THENCE NORTH FOR A DISTANCE OF 137.00 FEET TO A SET ONE HALF INCH IRON ROD AND CAP, LB#732, THENCE SOUTH 87 DEGREES 15 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.67 ACRES AND LIES IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 10 WEST, GULF COUNTY FLORIDA.

TOGETHER WITH A 20' WIDE INGRESS, EGRESS & UTILITY EASEMENT ALONG THE WEST BOUNDARY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 80, PAGE 891, IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 80, PAGE 981, POINT BEING ON THE SOUTHWESTERLY RIGHT OF WAY OF HIGHWAY 22, THENCE RUN SOUTH ALONG SAID PROPERTY A DISTANCE OF 996.47 FEET TO A SET ONE HALF INCH IRON ROD AND CAP, LB#7 2, THENCE RUN NORTH 87 DEGREES 15 MINUTES 25 SECONDS EAST 20.00 FEET, THENCE NORTH, 20 FEET EAST AND PARALLEL WITH SAID WEST BOUNDARY A DISTANCE

OF 983.60 FEET TO THE SAID SOUTHWEST RIGHT OF WAY OF SAID HIGHWAY 22,  
THENCE ALONG SAID RIGHT OF WAY 23.27 FEET TO THE POINT OF BEGINNING.

PARCEL ID #01795-050R

LAST RECORD TITLE HOLDER: George Cooper II and Amber Cooper, husband and wife.

No transfers since prior report.

ENCUMBRANCES:

Nothing recorded since prior report.

PROPERTY TAX INFORMATION AS TO THE ABOVE:

PARCEL ID#01795-050R

A Tax Deed Application is present. Bill # 431700-1 shows an amount of \$1,501.72 for the year 2019.

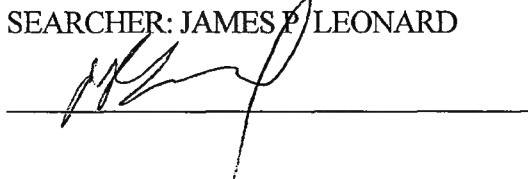
As to property tax information for the year 2022 for Parcel ID #01795-050R:

There are unpaid property taxes for the year 2022 in the amount of \$122.65.

(See Copy Attached).

DATED THIS THE 2<sup>ND</sup> DAY OF NOVEMBER, A. D. 2023

DOWNUM TITLE SERVICES  
SEARCHER: JAMES P. LEONARD

A handwritten signature in black ink, appearing to read 'JP Leonard', is written over a horizontal line.

**TITLE REPORT  
WORK ORDER  
#7486**

FILED FOR RECORD  
RECORD CLERK'S  
OFFICE  
GULF COUNTY, FLORIDA  
2022 NOV 10 PM 5:32

FOR

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

BEGINNING WITH THE DATE OF MAY 10, 2000

ON

**DESCRIPTION:**

COMMENCE AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 80, PAGE 891, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA. THENCE SOUTH ALONG THE WEST BOUNDARY LINE OF SAID PROPERTY FOR A DISTANCE OF 996.41 FEET TO A SET ONE HALF INCH IRON ROD AND CAP, LB#732, FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH FOR A DISTANCE OF 140.00 FEET TO A SET ONE HALF INCH IRON ROD AND CAP. #LB732. THENCE LEAVING SAID WEST BOUNDARY RUN NORTH 87 DEGREES 15 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 209.00 FEET TO A SET ONE HALF INCH IRON ROD AND CAP, LB#732, THENCE NORTH FOR A DISTANCE OF 137.00 FEET TO A SET ONE HALF INCH IRON ROD AND CAP, LB#732, THENCE SOUTH 87 DEGREES 15 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.67 ACRES AND LIES IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 10 WEST, GULF COUNTY FLORIDA.

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TD#2022-29

OF 983.60 FEET TO THE SAID SOUTHWEST RIGHT OF WAY OF SAID HIGHWAY 22,  
THENCE ALONG SAID RIGHT OF WAY 23.27 FEET TO THE POINT OF BEGINNING.

PARCEL ID #01795-050R

LAST RECORD TITLE HOLDER: George Cooper II and Amber Cooper, husband and wife.

Warranty Deed from Theresa Cooper to George W. Cooper II and Amber Cooper, husband and wife. Dated: 5/10/2000. O. R. Book 241, Page 442. (See Copy Attached).

ENCUMBRANCES:

Tax Deed Application, see below.

PROPERTY TAX INFORMATION AS TO THE ABOVE:  
PARCEL ID#01795-050R

A Tax Deed Application is present. Bill # 431700-I shows an amount of \$614.61 for the year 2019.

As to property tax information for the year 2021 for Parcel ID #01795-050R:

There are no unpaid property taxes for the year 2021. (See Copy Attached).

DATED THIS THE 11<sup>th</sup> DAY OF OCTOBER, A. D. 2022

DOWNUM TITLE SERVICES, INC.

  
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JAMES P. LEONARD (SEARCHER)