

TitleExpress®

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 12/15/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 12/13/2021

CERTIFICATE # 2018-988

ACCOUNT # 05264170926

ALTERNATE KEY # 106910

TAX DEED APPLICATION # 2021-0267

COUNTY, STATE: BAY, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

15 2S 13W -1.926- 141A COM AT NW COR OF SEC S 1679.97 E 2013.14' S 525.56' SWLY 649.71' S 492.36' W 220.25' S 266.06' SELY 190.5' SELY 725.91' NELY 1100' SELY 330' FOR POB TH N16 DEG E 161.12' S70 DEG E 331.81' S16 DEG W 150' N72 DEG W 331.42' TO POB LOT 26 PANAMA PINES U#9 UNREC & PART M/B PRCL ORB 2698 P 110,111

PROPERTY ADDRESS: 9038 ROADRUNNER PL YOUNGSTOWN 32466

OWNER OF RECORD ON CURRENT TAX ROLL:

DARRELL MOULDER

9038 ROADRUNNER PLACE

YOUNGSTOWN, FL 32466 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

DARRELL MOULDER

OR: 2698, Page: 111

9038 ROADRUNNER PLACE

YOUNGSTOWN, FL 32466 (Per Deed)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

None found.

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 05264-170-926

CURRENT ASSESSED VALUE: \$13,945

HOMESTEAD EXEMPTION: Yes

MOBILE HOME ON PROPERTY: Yes

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed

OR: 1730, Page: 1709

(This document appears to have an error in the legal description. Unable to locate a re-recorded or a corrective deed in the Official Records. Panama Pines Inc. and Gabe W Stewart III conveyed the correct legal description in Deed 2698-110.)

Warranty Deed

OR: 2698, Page: 110

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Brian Johnson

Title Examiner



Bay County Property Appraiser - Dan Sowell, CFA

Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401
 Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470

Parcel Summary

Parcel ID 05264-170-926
Location 9038 ROADRUNNER PL
Address YOUNGSTOWN 32466
Brief 15 2S 13W -1.926- 141A COM AT NW COR OF SEC S 1679.97 E 2013.14' S 525.56' SWLY 649.71' S 492.36' W 220.25' S 266.06' SELY 190.5' SELY 725.91'
Tax Description* NELY 1100' SELY 330' FOR POB TH N16 DEG E 161.12' S70 DEG E 331.81' S16 DEG W 150' N72 DEG W 331.42' TO POB LOT 26 PANAMA PINES U#9
 UNREC & PART M/B PRCL ORB 2698 P 110,111
*The Description above is not to be used on legal documents.
Property Use Code MOBILE HOM (000200)
Sec/Twp/Rng 15-2S-13W
Tax District Fire County Mosquito (District 55)
2021 Final 11.8926
Millage Rate
Acreage 0.000
Homestead Y

[View Map](#)

Owner Information

Primary Owner
 Moulder, Darrell
 9038 Roadrunner Place
 Youngstown, FL 32466

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values
Building Value	\$8,784	\$8,784	\$11,127
Extra Features Value	\$0	\$0	\$0
Land Value	\$14,516	\$14,516	\$13,545
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$23,300	\$23,300	\$24,672
Assessed Value	\$14,140	\$13,945	\$13,752
Exempt Value	\$14,140	\$13,945	\$13,752
Taxable Value	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$9,160	\$9,355	\$10,920

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Building Data

Building 1
Type MH/MANF>04
Total Area 1,504
Heated Area 1,216
Exterior Walls VINYL
Roof Cover COMP SHNGL
Interior Walls DRYWALL
Frame Type N/A
Floor Cover SHT VINYL; CARPET
Heat AIR DUCTED
Air Conditioning CENTRAL
Bathrooms 2
Bedrooms 3
Stories 1
Actual Year Built 2003
Effective Year Built 2003

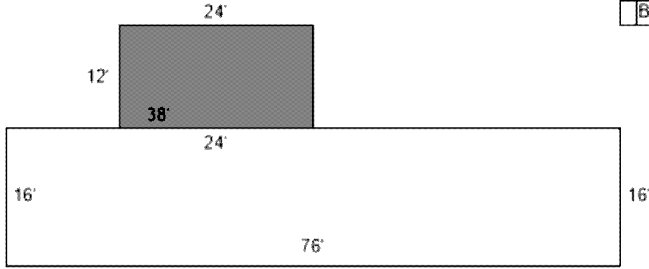
Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000100	SFR	1.00	LT	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	11/07/2005	\$60,000	WD	<u>2698</u>	<u>111</u>	Unqualified (U)	Improved	JEAN-MICHAEL FEINEN	DARRELL MOULDER
N	11/01/2005	\$15,000	WD	<u>2698</u>	<u>110</u>	Unqualified (U)	Vacant	PANAMA PINES INC & GABE W STEWART III	JEAN-MICHAEL FEINEN & CINDY
N	08/26/1997	\$6,500	WD	<u>1730</u>	<u>1709</u>	Qualified (Q)	Vacant	PANAMA PINES, INC	GABE W STEWART, III

Sketches



DEK	DECK	288	2005
BAS	BASE AREA	1216	2005

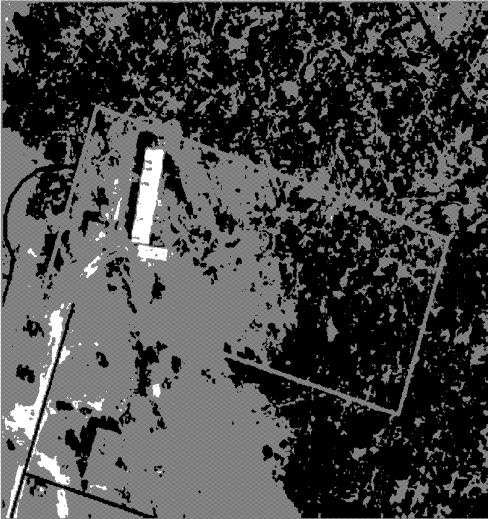
Building 1- Transect: Building 1

Assessment Notice

[05264-170-926 \(PDF\)](#)

Adobe Acrobat Reader is required to view, open or print this notice.

Map



No data available for the following modules: Condo Information, Extra Features, Permits.



User Privacy Policy
 GDPR Privacy Notice

Last Data Upload: 12/15/2021, 7:30:14 AM

This Instrument Prepared by: Nancy Fitzpatrick
An Officer of Diamond Title Agency, Inc.
For Purposes of Title Insurance
File No. 05-18712j
Parcel ID No. 05264-170-926

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made 10/07/2005, BETWEEN

Jean-Michael Feinen and Cindy Feinen, husband and wife
whose post office address is: 419 Wintersteen School Road, Millville, Pennsylvania 17846,
of the County of Montour, State of PA, grantor, and

Darrell Moulder
whose post office address is: 9038 Roadrunner Place, Youngstown, Florida 32466,
of the County of Bay, State of Florida, grantee

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situated, lying and being in Bay County, Florida to-wit:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 13 WEST, OF BAY COUNTY, FLORIDA; THENCE S00°31'48"W ALONG THE WEST LINE OF SAID SECTION 15, 1679.97 FEET; THENCE S89°15'50"E, 2013.14 FEET; THENCE S00°26'50"W, 525.56 FEET; THENCE S34°45'40"W, 649.71 FEET; THENCE S01°05'05"W, 492.36 FEET; THENCE N89°14'25"W, 220.25 FEET; THENCE S00°06'45"W, 266.06 FEET; THENCE S37°54'35"E, 190.50 FEET; THENCE S71°25'55"E, 725.91 FEET; THENCE N18°35'15"E, 650.00 FEET; THENCE N16°36'55"E ALONG SAID CENTER LINE 450.00 FEET; THENCE S72°23'55"E, 330.00 FEET TO THE POINT OF BEGINNING; THENCE N16°36'55"E 161.12 FEET; THENCE S70°27'45"E, 331.81 FEET; THENCE S16°36'55"W, 150.00 FEET; THENCE N72°22'58"W, 331.42 FEET TO THE POINT OF BEGINNING.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 2005 taxes and assessments.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

Robert W. Kessler
(Signature of Witness)

Cindy Feinan
Cindy Feinan

ROBERT W. KESSLER
Please Print Or Type Name As It Appears

Nancy Kessler
(Signature of Witness)

Nancy Kessler
Please Print Or Type Name As It Appears

STATE OF Pennsylvania COUNTY OF MONTOUR

I HEREBY CERTIFY, That on , before me personally appeared Cindy Feinan
who are/is personally known to me or have produced the identification identified
below, who are, is the person(s) described in and who executed the foregoing instrument, and who after
being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein
mentioned.

THIS INSTRUMENT ACKNOWLEDGED before me the undersigned Notary Public by my
hand and official seal, the day and year last aforesaid.

- To me personally known
- Identified by Driver's License
- Identified by _____

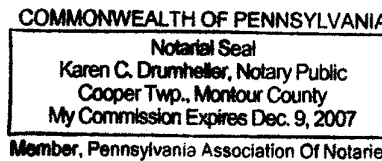
SWORN AND SUBSCRIBED
THIS 03rd DAY OF NOVEMBER 2005

My Commission Expires: DECEMBER 09 2007

Karen C. Drumheller
Notary Public

Commission No.: _____

KAREN C DRUMHELLE
Please Print Or Type Name As It Appears



IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

[Signature]

(Signature of Witness)

[Signature]

Jean-Michael Feinen

Lara Toma Pelucca

Please Print Or Type Name As It Appears

Colabro Domenice

(Signature of Witness)

Domenica Calabro

Please Print Or Type Name As It Appears

STATE OF TICINO COUNTY OF LOCARNO

I HEREBY CERTIFY, That on , before me personally appeared Jean-Michael Feinen who are/is personally known to me or have produced the identification identified below, who are, is the person(s) described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

THIS INSTRUMENT ACKNOWLEDGED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

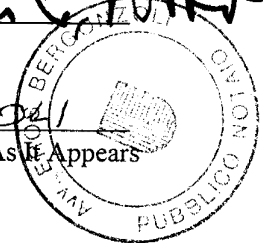
- () To me personally known
- () Identified by Driver's License
- () Identified by Valid I.D. C0963171

My Commission Expires: NA

Commission No.: _____

[Signature]
Notary Public

EROS BERGONZO
Please Print Or Type Name As It Appears



Prepared By: **Nancy Fitzpatrick**
Diamond Title Agency, Inc.
2222 Jenks Avenue

incidental to the issuance of a title insurance policy.
File #: **05-18712j**
Parcel ID #: **05264-170-926**

WARRANTY DEED

This WARRANTY DEED, dated **11/01/2005** by

Panama Pines, Inc. and Gabe W. Stewart, III

whose post office address is **P.O. Box 237, Lynn Haven, Florida 32444,**

hereinafter called the GRANTOR, to

Jean-Michael Feinen and wife, Cindy Feinen

whose post office address is 419-WINTERSTEEN School Road, Millville, PA. 17846

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Bay** County, Florida, viz:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 13 WEST, OF BAY COUNTY, FLORIDA; THENCE S00°31'48"W ALONG THE WEST LINE OF SAID SECTION 15, 1679.97 FEET; THENCE S89°15'50"E, 2013.14 FEET; THENCE S00°26'50"W, 525.56 FEET; THENCE S34°45'40"W, 649.71 FEET; THENCE S01°05'05"W, 492.36 FEET; THENCE N89°14'25"W, 220.25 FEET; THENCE S00°06'45"W, 266.06 FEET; THENCE S37°54'35"E, 190.50 FEET; THENCE S71°25'55"E, 725.91 FEET; THENCE N18°35'15"E, 650.00 FEET; THENCE N16°36'55"E ALONG SAID CENTER LINE 450.00 FEET; THENCE S72°23'55"E, 330.00 FEET TO THE POINT OF BEGINNING; THENCE N16°36'55"E 161.12 FEET; THENCE S70°27'45"E, 331.81 FEET; THENCE S16°36'55"W, 150.00 FEET; THENCE N72°22'58"W, 331.42 FEET TO THE POINT OF BEGINNING.

THIS DEED IS GIVEN IN COMPLIANCE WITH AN UNRECORDED AGREEMENT FOR DEED. SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2006 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

Nancy M. Fitzpatrick
Print Witness Name: **Nancy M. Fitzpatrick**

Panama Pines, Inc.
Gabe Stewart, III
By: _____
Gabe Stewart, III

Nicole A. Rapisardi
Print Witness Name: **NICOLE A. RAPISARDI**

State of **Florida**
County of **Bay**

THE FOREGOING INSTRUMENT was acknowledged before me on 11/01/2005 by **Gabe Stewart, III**, individually and as **President** of **Panama Pines, Inc.** on behalf of the corporation. He/She is personally known to me or who produced drivers license as identification.

Notary Seal



My Commission Expires:

Nancy M. Fitzpatrick

FILE# 97-039504
BAY COUNTY, FLORIDA
DEED DOC STAMPS 45.50
08/26/97 OX Deputy Clk

DOC. _____
SUR. _____
REC. _____

CORPORATION WARRANTY DEED

(Statutory - Sec. 689.02 F.S.)

** OFFICIAL RECORDS **
BOOK: 1730 PAGE: 1709

STATE OF FLORIDA
COUNTY OF Bay

KNOW ALL MEN BY THESE PRESENTS: That the Panama Pines, Inc.

a Florida corporation, Grantor *,
for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of
which is hereby acknowledged has bargained, sold, conveyed and granted unto

Gabe W. Stewart, III, Grantee

Address: P.O. Box 237, Lynn Haven, FL 32444
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying
and being in the County of Bay, State of Florida, to-wit:

DESCRIPTION: Commenced at the NW Corner of Section 15, T2S, R13W of
Bay County, Florida; thence S00°31'14.8"W, 1679.97'; thence S89°15'50"E
2013.11'; thence S00°26'50"W, 525.56'; thence S34°45'14.0"W, 649.71';
thence S01°05'05"W, 492.36'; thence N89°14'25"W, 220.25'; thence
S00°06'45"W, 266.06'; thence S37°54'35"E, 190.50'; thence S71°25'55"E
725.91'; thence N18°35'15"E, 650.0'; thence N16°36'55"E, 450.0';
thence S72°23'55"E, 360.0' to the Point of Beginning; thence N16°36'55"
150'; thence S72°23'55"E, 300'; thence S16°36'55"W, 150'; thence
N72°23'55"W, 300' to the Point of Beginning. Containing 1.03 acres
more or less. AKA Lot 26 of Panama Pines Unit 9.

and said grantor does fully warrant the title to said land and will defend the same against the lawful claims of
all persons whomsoever.

*Wherever used herein, the term "grantor/grantor" shall include the heirs, personal repre-
sentatives, successors and/or assigns of the respective parties hereto; the use of singular
number shall include the plural, and the plural the singular; the use of any gender shall
include all genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on Aug 25, 1997

Attest: _____
Secretary

Signed, sealed and delivered
in the presence of:

BY: G.W. Stewart, Jr PRESIDENT

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF BAY

Before me personally appeared G.W. Stewart, Jr
President and _____

respectively of above named corporation under the laws of the aforesaid State, to me known to be the persons
described in and who executed the foregoing conveyance and severally acknowledged the execution thereof to
be their act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed
thereto the official seal of said corporation, and the said instrument is the duly authorized act and deed of
said corporation. Given under my hand and seal official on 8/27 1997.



RCD Aug 26 1997 03:14pm
HAROLD BAZZEL, CLERK

805 S. Tyndall Parkway
Callaway, FL 32404



850 W 11th Street
Panama City, FL 32401

700 Florida Avenue
Lynn Haven, FL 32444

10520 Hutchison Blvd.
Panama City Beach, FL 32408

P.O. Box 2285 Panama City, FL 32402-2285
Customer Support: (850) 248-8501

January 4, 2022

Parcel # 05264-170-926
Cert. # 988 of 2018

Bay County Courthouse
Recording Dept.
Attn: Teresa

Dear Teresa:

Please be advised that the above listed parcel in which a tax deed has been applied is a homestead exemption property. Please note current assessed value on Property Information Sheet.

If you have any questions concerning this matter, or if we may be of any further assistance, please let us know.

Sincerely,

Victoria Medianero Pachamoro
Tax Dept.