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PROPERTY INFORMATION REPORT

ORDER DATE: 05/04/2022

REPORT EFFECTIVE DATE: 20 YEARS UP TO 05/03/2022
CERTIFICATE # 2019-1589
ACCOUNT # 06513572000
ALTERNATE KEY # 185310
TAX DEED APPLICATION # 2022-0062

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: BAYOU ESTATES (1.46) 131D4 COM NW COR LOT 1 BLK A TH NE 98.79' E 88.04' N 152' FOR POB TH N 28.16' E 230' SWLY ALG WATER TO A PT E OF POB TH W 230' TO POB AKA PT BLK F ORB 2163 P 438 ORB 2544 P 512 ORB 4156 P 217

PROPERTY ADDRESS: 318 SUKOSHI DR PANAMA CITY 32404

OWNER OF RECORD ON CURRENT TAX ROLL:
SOUTH MERIDIAN HOMES LLC
13383 NW 11 DRIVE
SUNRISE, FL 33323

APPARENT TITLE HOLDER & ADDRESS OF RECORD:
SOUTH MERIDIAN HOMES LLC — OR: 4156, Page: 217
13383 NW 11 DR
SUNRISE, FL 33323 (Per Tax Deed)

DANIEL PATERNOSTER, REGISTERED AGENT
O/B/O SOUTH MERIDIAN HOMES LLC
13383 NW 11TH DR
SUNRISE, FL 33323 (Per Sunbiz)

MORTGAGE HOLDER OF RECORD:
None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:
SUKOSHI TOWNHOMES OWNERS' ASSOCIATION, INC — OR: 4156, Page: 1877
300 SUKOSHI DR.
PANAMA CITY, FL 32404 (Per Lien)

CITY OF PANAMA CITY — OR: 4272, Page: 1648
501 HARRISON AVE. # 217
P.O. BOX 1880
PANAMA CITY, FL 32402 (Per Order)

JASON COLBY MORITZ, REGISTERED AGENT
O/B/O SUKOSHI TOWNHOMES OWNERS' ASSOCIATION, INC.
308 SUKOSHI DR.
CALLAWAY, FL 32404 (Per Sunbiz)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 06513-572-000

CURRENT ASSESSED VALUE: $83,420
HOMESTEAD EXEMPTION: No
MOBILE HOME ON PROPERTY: No
OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Warranty Deed	OR: 1324, Page: 187
Warranty Deed	OR: 2163, Page: 438
Corrective Warranty Deed	OR: 2544, Page: 512
Certificate of Title	OR: 2585, Page: 1160
Final Judgment to Quiet Title	OR: 4228, Page: 1747

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	06513-572-000
Location	318 SUKOSHI DR
Address	PANAMA CITY 32404
Brief Tax Description*	BAYOU ESTATES (1.46) 131D4 COM NW COR LOT 1 BLK A TH NE 98.79' E 88.04' N 152' FOR POB TH N 28.16' E 230' SWLY ALG WATER TO A PT E OF POB TH W 230' TO POB AKA PT BLK F ORB 2163 P 438 ORB 2544 P 512 ORB 4156 P 217
	*The Description above is not to be used on legal documents.
Property Use Code	SINGLE FAM (000100)
Sec/Twp/Rng	8-4S-13W
Tax District	City of Callaway (District 2)
2021 Final Millage Rate	13.2626
Acreage	0.147
Homestead	N

View Map

Owner Information

Primary Owner
South Meridian Homes LLC
13383 NW 11 Drive
Sunrise, FL 33323

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values
Building Value	$62,886	$60,290	$60,786
Extra Features Value	$2,531	$2,531	$2,531
Land Value	$21,373	$20,599	$19,360
Land Agricultural Value	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0
Just (Market) Value	**$86,790**	**$83,420**	**$82,677**
Assessed Value	$86,790	$83,420	$82,677
Exempt Value	$0	$0	$0
Taxable Value	$86,790	$83,420	$82,677
Maximum Save Our Homes Portability	$0	$0	$0

"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	TWN AVERG
Total Area	2,082
Heated Area	1,547
Exterior Walls	PREFAB
Roof Cover	COMP SHNGL
Interior Walls	DRYWALL
Frame Type	N/A
Floor Cover	SHT VINYL; CARPET
Heat	NONE
Air Conditioning	NONE
Bathrooms	2.5
Bedrooms	3
Stories	2
Actual Year Built	1984
Effective Year Built	1984

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0240	DRIVE	1	10 x 44 x 0	440	UT	1984
0230	WALK	1	3 x 40 x 0	120	UT	1984
0275	POOL	1	0 x 0 x 0	1	UT	1985
1136	SPLIT RAIL FNCE NV	1	0 x 0 x 0	1	UT	2007
0181	FIRP INPUT	1	0 x 0 x 0	1	UT	2011
0080	DECK,WOOD	1	11 x 11 x 0	121	SF	2016

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000130	SFR WATER	28.16	FF	28	230

Sales

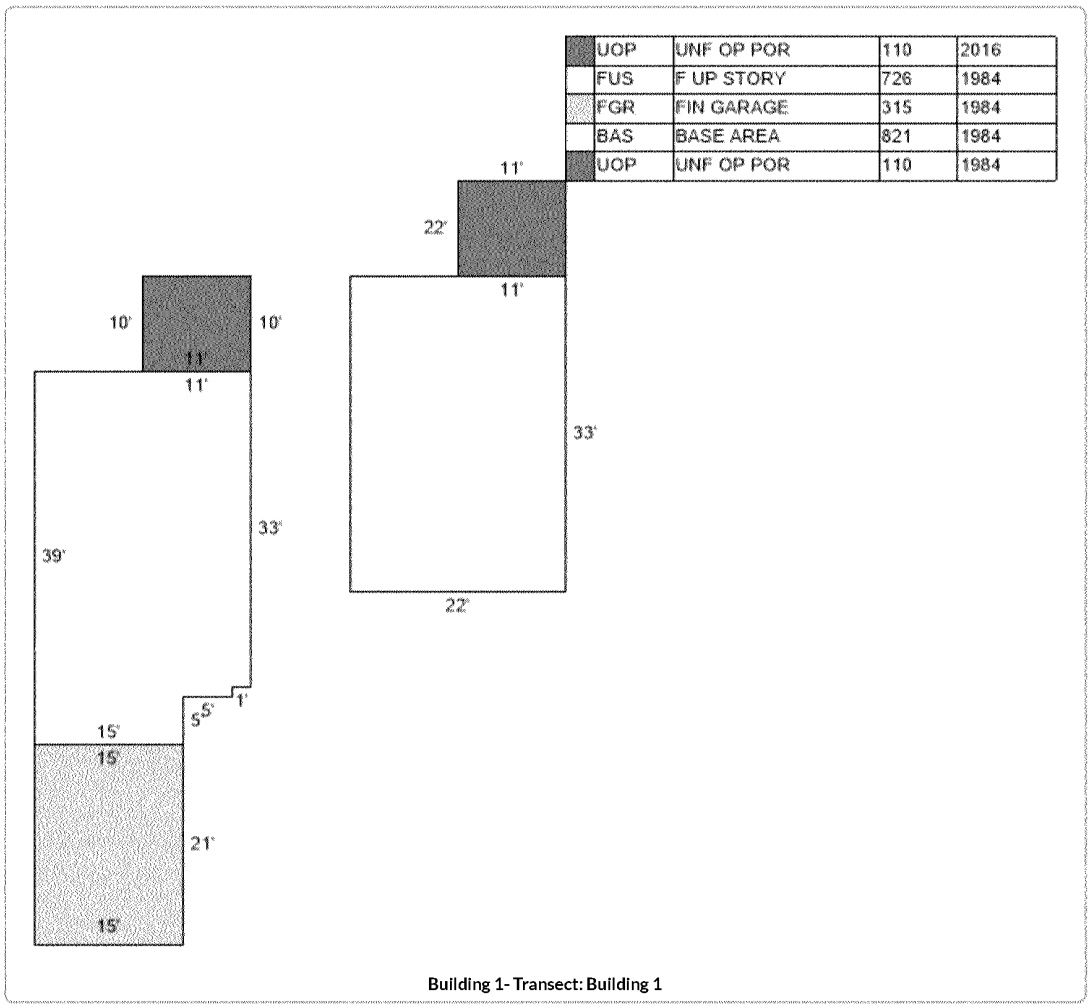
Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	08/14/2019	$21,100	TD	4156	217	Unqualified (U)	Improved	SAMANTHA J ROSCOE CLERK OF COURT	SOUTH MERIDIAN HOMES LLC
N	03/18/2005	$97,000	CT	2585	1160	Unqualified (U)	Improved	CLERK OF COURT	SAMANTHA J ROSCOE
N	12/28/2004	$100	WD	2544	512	Unqualified (U)	Improved	SMITH, NANCY J	CLAYTON F. HAGAN
N	07/15/2002	$76,500	WD	2163	438	Qualified (Q)	Improved	SMITH, NANCY J	CLAYTON F. HAGAN
N	06/20/1991	$65,000	WD	1324	187	Qualified (Q)	Improved	GEORGE M HUGHES	NANCY J SMITH
N	10/26/1988	$100	WD	1206	827	Unqualified (U)	Improved	FRANKLIN W. BRIGGS	GEORGE M. HUGHES

Permits

Issued	Permit Number	Type	Description	Amount
19930920	93-8751	ROOF	ROOF	$0

The permit information provided on this website is strictly for informational purposes only. For detailed permit information, please contact the applicable taxing authorities building department.

Sketches

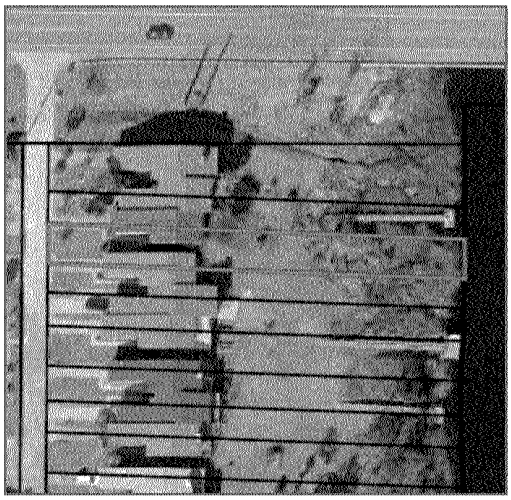


Building 1- Transect: Building 1

Assessment Notice

06513-572-000 (PDF)
Adobe Acrobat Reader is required to view, open or print this notice.

Map



No data available for the following modules: Condo Information.

The Bay County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change.
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Last Data Upload: 5/4/2022, 1:11:41 PM

Version 2.3.193

DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company
SOUTH MERIDIAN HOMES LLC

Filing Information

Document Number	L17000257864
FEI/EIN Number	APPLIED FOR
Date Filed	12/19/2017
Effective Date	12/18/2017
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/13/2022

Principal Address

13383 NW 11TH DR
SUNRISE, FL 33323

Mailing Address

13383 NW 11TH DR
SUNRISE, FL 33323

Registered Agent Name & Address

Paternoster, Daniel
13383 NW 11TH DR
SUNRISE, FL 33323

Name Changed: 03/10/2020

Authorized Person(s) Detail

Name & Address

Title MGR

Paternoster, Daniel
13383 NW 11TH DR
SUNRISE, FL 33323

Title MGR

Paternoster, Audrey

13383 NW 11TH DR
SUNRISE, FL 33323

Annual Reports

Report Year	Filed Date
2020	03/10/2020
2021	02/13/2022
2022	02/13/2022

Document Images

02/13/2022 -- REINSTATEMENT	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
02/04/2019 -- REINSTATEMENT	View image in PDF format
12/19/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Not For Profit Corporation
SUKOSHI TOWNHOMES OWNERS' ASSOCIATION, INC.

Filing Information

Document Number	N19467
FEI/EIN Number	59-3205203
Date Filed	03/02/1987
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/15/2005

Principal Address

308 SUKOSHI DR.
Callaway, FL 32404

Changed: 02/08/2022

Mailing Address

308 SUKOSHI DR.
Callaway, FL 32404

Changed: 02/08/2022

Registered Agent Name & Address

Moritz, Jason Colby
308 SUKOSHI DR.
Callaway, FL 32404

Name Changed: 02/08/2022

Address Changed: 02/08/2022

Officer/Director Detail

Name & Address

Title President

Allen, Mark
302 SUKOSHI DR.
Callaway, FL 32404

Title Secretary

Woolsey, Steve
312 SUKOSHI DR
Callaway, FL 32404

Title Treasurer

Moritz, Jason C
308 SUKOSHI DR.
Callaway, FL 32404

Title VP

Woolsey, Mistique
312 Sukoshi Drive
PANAMA CITY, FL 32404-7724

Annual Reports

Report Year	Filed Date
2020	09/24/2020
2021	04/10/2021
2022	02/08/2022

Document Images

02/08/2022 -- ANNUAL REPORT	View image in PDF format
04/10/2021 -- ANNUAL REPORT	View image in PDF format
09/24/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
03/09/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
03/30/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
03/03/2014 -- ANNUAL REPORT	View image in PDF format
01/26/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
06/12/2009 -- ANNUAL REPORT	View image in PDF format
04/08/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
01/25/2006 -- ANNUAL REPORT	View image in PDF format
06/15/2005 -- REINSTATEMENT	View image in PDF format

Florida Department of State, Division of Corporations

File # 2019072863, OR BK: 4156 PG: 217, Pages: 1 of 1, Recorded 8/14/2019 at 9:53 AM,
Bill Kinsaul, Clerk Bay County, Florida D DOCTAX PD $147.70 Deputy Clerk GB Trans # 1551067

PREPARED BY:
Teresa Childers, Deputy Clerk
Clerk Of The Court And Comptroller
300 E 4th St #101
Panama City, FL 32401

Tax Deed File No. 2019-1468TD
Parcel ID 06513-572-000
Alternate Key

RETURN TO:
Grantee

Tax Deed

State of Florida
County of Bay

The following Tax Sale Certificate Numbered 1468 issued on 1st day of June, 2017 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the 13th day of August, 2019, offered for sale as required by law for cash to the highest bidder and was sold to: SOUTH MERIDIAN HOMES LLC whose address is:13383 NW 11 DR, SUNRISE, FL 33323,

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, on this 14th day of August 2019, in the County of Bay, State of Florida, in consideration of the sum of $21,100.00 being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, situated in the County and State aforesaid and described as follows:

BAYOU ESTATES (1.46) 131D4 COM NW COR LOT 1 BLK A TH NE 98.79' E 88.04' N 152' FOR POB TH N 28.16' E 230' SWLY ALG WATER TO A PT E OF POB TH W 230' TO POB AKA PT BLK F ORB 2163 P 438 ORB 2544 P 512 ORB 2585 P 1160

Witness:

Roxann Mesick

Kathy Buchanan

Bill Kinsaul

Bill Kinsaul, Clerk of the Court and Comptroller
Bay COUNTY, Florida

CIRCUIT COURT ★ BAY COUNTY, FLORIDA ★

State of Florida
County of Bay

On the 14th day of August 2019, before me personally appeared Bill Kinsaul, Clerk of the Court and Comptroller in and for the State and this County who is known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned. Personally known to me and who did not take an oath.

Witness my hand and office seal date aforesaid.

Teresa Childers

Teresa M. Childers
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF899530
Expires 7/13/2019

WARRANTY DEED-(Statutory Form.)

** OFFICIAL RECORDS **
BK 1324 PG 187

FILE# 91-21950
BAY COUNTY, FLORIDA

Deed Doc. Tax Pd. $ 390.00
Mtg. Doc. Tax Pd. $ _____
Intangible Tax Pd. $ _____
Harold Bazzel, Clerk, Bay County
By: _____ D.C.

This Indenture,

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

Made this 20th *day of* June 1991. **Between**
George M. Hughes and wife, Marla J. Hughes, whose address is 908 Pitts Ave. Panama City, Florida 32404

of the County of Bay *, State of* Florida *, grantor, and*
Nancy J. Smith

whose post-office address is 318 Sukoshi Dr. Panama City, Florida 32404
of the County of Bay *, State of* Florida *, grantee,*

Witnesseth: *That 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, situate, lying and being in* Bay *County, Florida, to-wit:*

Commence at the Northwest Corner of Lot 1, Block A, Bayou Estates as recorded in Plat Book 12, Page 9 in the Public Records of Bay County, Florida; thence N6`18'03"E along the East Right of Way Line of Sukoshi Drive 98.79 feet; thence S84`59'15"E 88.04 feet to the East side of a 18 foot Concrete Road; thence N4`13'20"E along said road 152 feet to the Point of Beginning; thence continue along said road 28.16 feet; thence S84`59'15"E 230 feet, more or less to the mean high water line of Callaway Bayou; thence Southwesterly along said mean high water line to a Point S84`59'15"E of the Point of Beginning; thence N84`59'15"W 230 feet more or less to the Point of Beginning. Being a part of Block F, Bayou Estates.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 1991 taxes and assessments.

This Instrument Prepared by: Phyllis N. McLawhorn, An Officer of Bay County Land & Abstract Co., Inc. For Purposes of Title Ins. File # 802-109965
Parcel ID # 06513-572-000

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 and delivered in our presence:

Phyllis N. McLawhorn
Charlene W. Conrad

George M. Hughes (Seal)
George M. Hughes

Marla J. Hughes (Seal)
Marla J. Hughes

_____ (Seal)

_____ (Seal)

STATE OF Florida
COUNTY OF Bay

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
George M. Hughes and wife, Marla J. Hughes

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.
WITNESS my hand and official seal in the County and State last aforesaid this 20th *day of* June 1991

Phyllis N. McLawhorn
Notary Public
My commission expires: Notary Public, State of Florida My Commission Expires: April 6, 1993 Bonded Thru Troy Fain-Insurance Inc.

RCD: JUN 21 1991 @ 12:11 PM
HAROLD BAZZEL, CLERK

File # 2002043270, OR BK 2163 Page 438, Recorded 07/16/2002 at 03:43 PM,
Harold Bazzel, Clerk Bay County, Florida Doc. D $535.50 Deputy Clerk DS
Trans # 504517

This Instrument Prepared by: Sue Webb,
An Officer of Bay County Land & Abstract Co., Inc.,
429 S. Tyndall Parkway, Suite D, Callaway, Florida 32404,
For Purposes of Title Ins.
File # 1009-34892
Parcel ID # 06513-572-000

Warranty Deed

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

Made July 15, 2002, BETWEEN

Nancy J. Smith a/k/a Nancy Joan Smith, an unmarried person,
whose post office address is 1700 Sutherland Road Lynn Haven, Fl 32444 of the County of Bay, State of Florida, grantor, and

Clayton F. Hagan (SS#:)
whose post office address is 318 Sukoshi Dr. Panama City, FL 32404 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, situate, lying and being in Bay County, Florida to-wit:

Commence at the Northwest corner of Lot 1, Block "A", Bayou Estates as recorded in Plat Book 12, Page 9, in the Public Records of Bay County, Florida; thence N618'03"E along the East R/W line of Sukoshi Drive 98.79 feet; thence S8459'15"E 88.04 feet to the East side of a 18 foot concrete road; thence N413'20"E along said road 152 feet to the Point of Beginning; thence continue along said road 28.16 feet; thence S8459'15"E 230 feet, more or less, to the mean high water line of Callaway Bayou; thence Southwesterly along said mean high water line to a point S8459'15"E of the Point of Beginning; thence N8459'15"W 230 feet, more or less, to the Point of Beginning. Being a part of Block "F", Bayou Estates.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 2002 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 and delivered in the presence of:

WITNESS SIGNATURE

SUE WEBB

WITNESS PRINTED NAME SARAH Wood

WITNESS SIGNATURE

WITNESS PRINTED NAME

Nancy J. Smith

STATE OF Florida COUNTY OF Bay

I HEREBY CERTIFY, that on July 15, 2002, before me personally appeared Nancy J. Smith a/k/a Nancy Joan Smith who is personally known to me or has produced the identification identified below, who is the person described in and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED 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 _____

My Commission Expires: _____

Commission No.: _____

Notary Public

PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF FLORIDA NOTARY PUBLIC
PEGGY SUE WEBB
My Comm Exp. 10/3/2002
No. CC 764635
( ) Personally Known (✓) Other I.D.

File # 2004097669, OR BK 2544 Page 512, Recorded 12/29/2004 at 08:57 AM, Harold Bazzel, Clerk Bay County, Florida Doc. D $0.70 Deputy Clerk DS Trans # 653762

Prepared by
Bay County Land & Abstract Company
429 South Tyndall Parkway, Suite D
Panama City, Florida 32404
(850) 769-9418

Return to: Grantee

File No.: 100934892

CORRECTIVE WARRANTY DEED

This indenture made on December 28, 2004 A.D., by

Nancy J. Smith a/k/a Nancy Joan Smith, an unmarried person
whose address is: 1700 Sutherland Road, Lynn Haven, FL 32444,
hereinafter called the "grantor", to

Clayton F. Hagan
whose address is: 318 Sukoshi Drive, Panama City, FL 32404,
hereinafter called the "grantee":

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($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 County, , to-wit:

Commence at the Northwest corner of Lot 1, Block "A" Bayou Estates as recorded in Plat Book 12, Page 9, in the Public Records of Bay County, Florida; thence N6°18'03"E along the East R/W line of Sukoshi Drive 98.79 feet; thence S84°59'15"E 88.04 feet to the East side of a 18 foot concrete road; thence N4°13'20"E along said road 152 feet to the point of beginning; thence continue along said road 28.16 feet; thence S84°59'15"E 230 feet, more or less, to the mean high water line of Callaway Bayou; thence Southwesterly along said mean high water line to a point S84°59'15"E of the Point of Beginning; thence N84°59'15"W 230 feet, more or less, to the Point of Beginning. Being a part of Block "F", Bayou Estates.

THIS DEED IS BEING RECORDED TO CORRECT THE ERRONEOUS LEGAL DESCRIPTION IN THE WARRANTY DEED RECORDED July 16, 2002, and filed in Official Records Book 2163, Page 438, Public Records of Bay County, Florida.

Parcel Identification Number: **06513-572-000**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Nancy J. Smith

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Leslie Kelly

Witness Signature

Print Name: Jennifer Stedman

State of **Florida**

County of **Bay**

The Foregoing Instrument Was Acknowledged before me on December 28 2004, by Nancy J. Smith who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

LESLIE H. KELLY
Notary Public - State of Florida
My Commission Expires Sep 10, 2006
Commission # DD 148939
Bonded By National Notary Assn.

Notary Print Name
My Commission Expires: _____

File # 2005024113, OR BK 2585 Page 1160, Recorded 03/31/2005 at 08:11 AM,
Harold Bazzel, Clerk Bay County, Florida Doc. D $679.00 Deputy Clerk EG
Trans # 671823

IN THE CIRCUIT COURT OF THE 14TH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR BAY COUNTY GENERAL JURISDICTION DIVISION

Chase Manhattan Mortgage Corporation,

PLAINTIFF,

vs.

Clayton F. Hagan, et al.,

DEFENDANTS.

No. 04-3868 CA

CERTIFICATE OF TITLE

The undersigned, Harold Bazzel, Clerk of the Court, certifies that he/she executed and filed a Certificate of Sale in this action on MARCH 18, 2005, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Bay County, Florida:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK "A", BAYOU ESTATES AS RECORDED IN PLAT BOOK 12, PAGE 9, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE N 6 DEGREES 18' 03" E ALONG THE EAST R/W LINE OF SUKOSHI DRIVE 98.79 FEET; THENCE SOUTH 84 DEGREES 59' 15" E 88.04 FEET TO THE EAST SIDE OF A 18 FOOT CONCRETE ROAD; THENCE N 4 DEGREES 13' 20" E ALONG SAID ROAD 152 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID ROAD 28.16 FEET; THENCE SOUTH 84 DEGREES 59' 15" E 230 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF CALLAWAY BAYOU; THENCE SOUTHWESTERLY ALONG SAID MEAN HIGH WATER LINE TO A POINT SOUTH 84 DEGREES 59' 15" E OF THE POINT OF BEGINNING; THENCE N 84 DEGREES 59' 15" W 230 FEET MORE OR LESS TO THE POINT OF BEGINNING. BEING A PART OF BLOCK F, BAYOU ESTATES.

was sold to SAMANTHA J. ROSCOE

WITNESS my hand and the seal of the court this 30 day of MARCH, 2005.

HAROLD BAZZEL, as Clerk

By: Sharon Chambers
As Deputy Clerk

CIRCUIT COURT SEAL BAY COUNTY FLORIDA

C&S #10-04-4263 Client Loan No. 1516621723

ADDRESS OF GRANTEE, SEND TAXES TO:
Chase Manhattan Mortgage Corporation
3415 Vision Drive
Columbus, OH 43219

c/o Chase Manhattan Mortgage Corporation

File # 2020016481, OR BK: 4228 PG: 1747, Pages: 1 of 3, Recorded 3/3/2020 at 2:33 PM,
Bill Kinsaul, Clerk Bay County, Florida Deputy Clerk KB Trans # 1591436
Filed 03/03/2020 10:24 AM Bill Kinsaul Clerk of Circuit Court

Filing # 104234401 E-Filed 03/03/2020 11:24:55 AM

IN THE CIRCUIT COURT OF THE
14TH JUDICIAL CIRCUIT IN AND FOR
BAY COUNTY, FLORIDA

SOUTH MERIDIAN HOMES, LLC,
Plaintiff,
vs.

CASE NO. 19-3249-CA

SAMANTHA J. ROSCOE;
SUKOSHI TOWNHOMES OWNERS' ASSOCIATION, INC.;
DISCOVER BANK; and CITY OF CALLAWAY;
Defendant(s).
_____/

FINAL JUDGMENT ON COMPLAINT

THIS CAUSE came before the Court on Plaintiff's Motion for Summary Final Judgment on Complaint to Quiet Title, and the Court having reviewed the Court file, having heard argument of counsel, and being otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED as follows:

1. The Court has jurisdiction over the subject matter and the parties hereto.

2. There is no material issue of fact or law in dispute and Plaintiff is entitled to judgment in accordance with Rule 1.510 of the Florida Rules of Civil Procedure.

3. Plaintiff is entitled to the relief afforded by Section 65.081, Florida Statutes, quieting and confirming its title in and to the real property described in the Complaint.

4. There is no defense to or grounds that defeat Plaintiff's title on the tax deed from which it claims title. The delinquent real property taxes, the non-payment of which resulted in the sale of a tax certificate and then led to the application for tax deed when not redeemed, were not paid prior to the sale, issuance and recording of the tax deed.

5. All provisions of Florida Statutes Chapter 197 pertaining to the tax deed sale including notice to all parties having interest in the property and publication of the notice of sale were strictly complied with.

6. The title of Plaintiff, SOUTH MERIDIAN HOMES, LLC, to the following described real property located in Bay County, Florida:

> **Commence at the Northwest Corner of Lot 1, Block "A", BAYOU ESTATES as recorded in Plat Book 12, Page 9, in the Public Records of Bay County, Florida; thence North 6 degrees 18' 03" East along the East R/W line of Sukoshi Drive 98.79 feet; thence South 84 degrees 59' 15" East 88.04 feet to the East side of a 18 foot concrete road; thence North 4 degrees 13' 20" East along said road 152 feet to the Point of Beginning; thence continue along said road 28.16 feet; thence South 84 degrees 59' 15" East 230 feet, more or less to the mean high water line of Callaway Bayou; thence Southwesterly along said mean high water line to a point South 84 degrees 59' 15" East of the Point of Beginning; thence North 84 degrees 59' 15" West 230 feet, more or less to the Point of Beginning. Being a part of Block "F", Bayou Estates.**
>
> **Parcel ID Number: 06513-572-000**
> **Street Address: 318 Sukoshi Drive, Panama City, FL 32404**

is a good title against the claims or purported claims of Defendants, SAMANTHA J. ROSCOE; SUKOSHI TOWNHOMES OWNERS' ASSOCIATION, INC.; DISCOVER BANK; and CITY OF CALLAWAY, all parties having or claiming to have any right, title or interest in the subject real property; and of all persons claiming by, through, under or against said Defendants since the filing of the Notice of Lis Pendens; and those claims or purported claims are cancelled and title to the real property is forever quieted in favor of Plaintiff.

7. The Court finds that the interest of CITY OF CALLAWAY arising from the code liens upon the subject property, was not extinguished by the issuance of the Tax Deed by virtue of Florida Statutes Section 197.552.

DONE AND ORDERED at Panama City, Bay County, Florida this 3 day of March, 2020.

CIRCUIT COURT JUDGE

Final Judgment
South Meridian Homes, LLC v. Samantha J. Roscoe
Case No. 19-3249-CA

CERTIFICATE OF SERVICE

WE HEREBY CERTIFY that a copy of the foregoing was served by U.S. Mail (& by e-mail as noted) to all parties on the attached service list this 3 day of March, 2020.

By: Judy Reese
Judicial Assistant

SERVICE LIST

David A. Kupperman, Esq.
101 NE Third Avenue, Suite 1500
Fort Lauderdale, Florida 33301
davidkupperman@att.net

Samantha J. Roscoe
6583 Harbour Blvd.
Panama City, FL 32407

Samantha J. Roscoe
318 Sukoshi Drive
Callaway, FL 32404

Samantha J. Roscoe
2741 13th Street
Clarkston, WA 99403

Sukoshi Townhomes Owners Association, Inc.
c/o Marina Jean Grey, Registered Agent
304 Sukoshi Drive
Callaway, FL 32404

Discover Bank
c/o CT Corporation System, Registered Agent
1200 S. Pine Island Road, #225
Plantation, FL 33324

City of Callaway
c/o City Clerk - City Hall
6601 E. Highway 22
Callaway, FL 32404

File # 2019073377, OR BK: 4156 PG: 1877, Pages: 1 of 2, Recorded 8/15/2019 at 11:14 AM,
Bill Kinsaul, Clerk Bay County, Florida Deputy Clerk KB Trans # 1551454

Claim of Lien

MAIL TO:
SUKOSHI TOWNHOME ASSOC, Requestor
300 SUKOSHI DR.
PANAMA CITY, FL. 32404

SUKOSHI TOWNHOME ASSOC, the ☑ Lienor ☐ Lienor's Agent stated herein, being duly sworn, states that the following is true:

1. This Claim of Lien concerns the contract between, SUKOSHI TOWNHOME ASSOC. Lienor, and SAMANTHA ROSCOE, executed on _____.
2. Owner(s) Name(s): SAMANTHA J. ROSCOE
3. Owner(s) address: 2741 13TH STREET, CLARKSTON, WA 99403
4. Real property location: 318 SUKOSHI DR BAY County/Parish, State of FLORIDA
5. Real property description: BAYOU ESTATES (1·46) 1310 4 COM NW COR LOT 1 BLK A TH NE 98.79'E 88 230' SWLY ALG WATER TO A PT E OF POB TH W 230' TO POB AKA PT BLK F ORB 2585 P 1160
6. Total value of real property: $ _____ Parcel ID: 27338-051-010
7. Total amount owed on real property: $ _____
8. Mortgagee for the real property (if applicable): N/A
9. Labor, services, and/or materials supplied by Lienor: MONTHLY ASSOCIATION FEES JULY 2016-AUG 2019, CONCRETE DRIVEWAY ASSESSMENT, WOOD PRIVACY ASSESSMENT
10. Value of the provided labor, services, and/or materials: $ 4206.00
11. Amount that remains unpaid on provided labor, services, and/or materials: $ 4206.00
12. First day that Lienor supplied the labor, services, and/or materials: JULY 2016
13. Last day that Lienor supplied the labor, services, and/or materials: AUG 2019
14. If required, Lienor served Preliminary Notice to Owner(s) on _____
by _____.

15. If required, Lienor served Preliminary Notice to the Primary Contractor, _____, on _____ by _____.

16. If required, Lienor served Preliminary Notice to the Lender, _____, on _____ by _____.

LIENOR HEREBY CLAIMS a lien per the laws of the State of FLORIDA, against the property described above, in the amount of $ 4206.00.

[signature] 13 AUG 2019
Signature of Lienor or Lienor's Agent — Date

Gregory Berwood Hill
SUKOSHI TOWNHOME ASSOC., Lienor (or Lienor's Agent)
300 SUKOSHI DR., Address
PANAMA CITY, FL. 32404, City, State, Zip
850-871-5124, Phone
GHANCH@COMCAST.NET, Email

The following boxed text applies in the State of California:

> A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF FL)
COUNTY OF Bay)

Subscribed and sworn to (or affirmed) before me on this 13th day of August, 2019, by Gregory Berwood Hill, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[signature]
Signature of Notary — Affiant ___ Known ✓ Produced ID
Type of ID Drivers License

(Seal)

NOTARY PUBLIC STATE OF FLORIDA
LISA KEEMAN
MY COMMISSION # FF 912686
EXPIRES: August 25, 2019
Bonded Thru Budget Notary Services

CERTIFICATION OF MAILING

I, _____, served a copy of this Claim of Lien on _____ by certified USPS mail, return receipt requested, in accordance with the law, to:

Name: _____

Address: _____

File # 2020044900, OR BK: 4272 PG: 1648, Pages: 1 of 2, Recorded 7/10/2020 at 10:17 AM,
Bill Kinsaul, Clerk Bay County, Florida Deputy Clerk RM Trans # 1613480

CODE ENFORCEMENT SPECIAL MAGISTRATE
FOR THE CITY OF PANAMA CITY

CITY OF PANAMA CITY
501 Harrison Ave. #217
P.O. Box 1880
Panama City, FL 32402
Petitioner,

v.

South Meridian Homes LLC
13383 Northwest 11 Drive
Sunrise, FL 33323
Respondent,

Case File: 19-1108
Property Address: 111 North Gray Avenue, Panama City, FL 32401
Parcel Number: 22956-000-000

FINAL ORDER TO IMPOSE LIEN

THIS CAUSE came before the Special Magistrate ("Magistrate") on July 9, 2020. The Magistrate, pursuant to the authority vested by Chapter 162, Fla. Stats., having received testimony and evidence, finds and concludes the following:

FINDINGS OF FACT

1. The real property which is the subject of this case ("Property") is located at 111 North Gray Avenue, Panama City, Florida.

2. That South Meridian Homes LLC is the current owner of record of the Property.

3. The owner has been provided notice in accordance with Florida Statute 162.12 and ✓ did or ____ did not appear at the hearing.

4. On October 24, 2019, the Magistrate issued an Initial Order and directed staff to abate the violations and bring the property into compliance with Section 12-19, 12-20 of the Panama City Municipal Code if the Respondent failed to do so by the time stated.

5. Staff had a contractor/City clean the property. Code Enforcement re-inspected the property on March 12, 2020, and determined that the property was in compliance with Section 12-19, 12-20 of the Panama City Municipal Code.

6. On June 26, 2020, a Notice of Second Hearing was sent via certified mail to the owner of record.

7. This matter comes before the Magistrate for entry of this Final Order.

CONCLUSION OF LAW

1. Therefore, Respondent South Meridian Homes LLC is hereby ordered to pay the costs incurred in abating the property in the amount of **$8,471.10** plus statutory interest, as a result of noncompliance.

2. Therefore, in addition to the costs incurred, the Respondent is also hereby ordered to pay an initial fine of $250.00, filing fees of **$54.00**, court costs of **$24.43**, and a daily fine of $ Ø, for a total of $8,799.53, plus statutory interest.

3. Upon recording of this Final Order in the Public Records of Bay County, Florida, the fines and assessments levied against the Respondent shall constitute a lien against the land on which the violations exist and against any other real or personal property owned by the Respondent. The City may assess the reasonable costs of abating the violation against the property pursuant to Chapter 162 Florida Statutes and Chapter 12 of the Panama City Municipal code.

4. Take notice that, after proof of noncompliance with this Order, pursuant to Florida law, foreclosure of any fines or assessed costs that remain unpaid after three (3) months may occur.

5. Pursuant to Section 162.11, Appeals, Fla. Stats., as amended, an aggrieved party, including the local governing body, may appeal this Order, within thirty (30) days after this Order is signed, to the Circuit Court of the Fourteenth Judicial Circuit in and for Bay County, Florida. An appeal does not operate as a stay of this Order.

6. A conformed copy of this Final Order shall be sent to the Respondent by regular mail and shall be recorded in the Official Records of Bay County, Florida.

ORDERED on this 9th day of July, 2020.

Jeffrey Whitton
Special Magistrate

Copies to:
South Meridian Homes LLC
Natalie McSwane, Assistant City Attorney

I hereby certify, as Clerk for the City of Panama City Code Enforcement Special Magistrate ("Magistrate"), that this is a true and correct copy of an Order entered by the Magistrate and filed in the records of the Code Enforcement Division on this 9th day of July, 2020.

Jane Greathouse
Code Enforcement Clerk