

Community
Title, LLC

Supporting the Community One Closing at a Time

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: CT-16-168

Prepared For:

Vicki Elkins

6207 NW 164th St, Alachua, FL 32615

Property: 16025 NW 118th Pl, Alachua, FL 32615

LEGAL DESCRIPTION: LOT EIGHTEEN (18) PILOT FOREST AS PER PLAT THEREOF RECORDED IN PLAT BOOK J, PAGE 92, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Grantee(s) In Last Deed of Record: *Paul R. Elkins (OR 3276, page 299)*

2. Encumbrances/Matters Affecting Title (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary)):

Type of Instrument

NONE

O.R. Book

Page

Copies of the Encumbrances/Matters Affecting Title ☒ are ☐ are not included with this Report.

TAX INFORMATION:

Tax Year: 2015 Tax Parcel Number: 03980-003-018

Gross Tax: ☒ Paid ☐ Not Paid.

☐ No

☐ Yes ☒ No

Unpaid Taxes for Prior Years (if none, state "none"): NONE

Assessed Value: 59,500.00

Certificate

This Ownership and Encumbrance Report ("Report") is a ~~search~~ limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from 1/1/2000 ~~to 7/27/2016~~ at 8:00 AM. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of ~~Alachua~~ County, Florida, affecting title to the property described therein. Liability for any incorrect information contained in this Report is limited (1) to the person or entity to whom the Report is directed, and (2) to a maximum of \$1,000.00 pursuant to Section 627.784(3), Florida Statutes. This Report 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.

Community Title, LLC

By: *JEMCarmichael*

Dated: *10-4/16* *new*

2196974

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2196974 2 PGS
2005 DEC 09 03:22 PM BK 3276 PG 299
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#263971
Doc Stamp-Deed; 560.00

Prepared by and Return to:
Mary T. Dotson, an employee of
Alachua Title Services, LLC,
P.O. Box 2408 (32616), 16407 N.W. 174th Drive, Suite C
Alachua, Florida 32615
386-418-8183

File Number:05-209

Warranty Deed

Made on December 5, 2005 A.D. by and between **Monica Powers Kincaid a/k/a Monica A. Kincaid, an unmarried woman**, whose address is 3321 SE 21st Avenue, Gainesville, Florida 32641, hereinafter called the "grantor", to **Paul R. Elkins**, whose post office address is 6207 NW 164th Street, Alachua, Florida 32615, hereinafter called the "grantee":

(Whenever used herein the term "grantor" and "grantee" include all the 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 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 **Alachua County, Florida**, to-wit:

Lot Eighteen (18), PILOT FOREST, as per plat thereof recorded in Plat Book "J",
Page 92 of the Public Records of Alachua County, Florida.

Parcel Identification Number: 03980-003-018

Subject to covenants, conditions, restrictions and easements of record.

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.

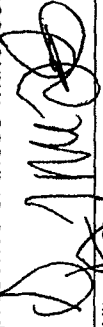
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.



2196974

In **Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:



Witness Signature
Print Name: GREGORY T. McQUILLAN



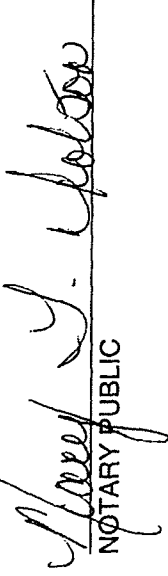
Witness Signature
Print Name: MARY T. DOTSON

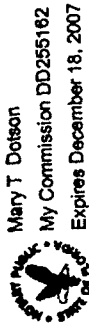
Witness Signature
Print Name: _____

Witness Signature
Print Name: _____

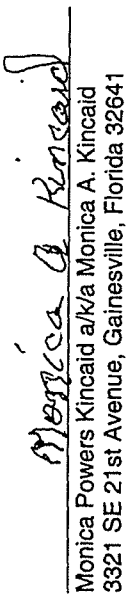
State of Florida
County of Alachua

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on December 05, 2005, by Monica Powers Kincaid a/k/a Monica A. Kincaid, who has produced a valid driver's license as identification.


NOTARY PUBLIC



Notary Print Name
My Commission Expires: _____


Monica Powers Kincaid a/k/a Monica A. Kincaid
3321 SE 21st Avenue, Gainesville, Florida 32641

INSTRUMENT # 2196974
2 PGS

Parcel: 03980-003-018

CT-16-168

Search Date: 7/22/2016 at 11:30:42 AM

Taxpayer:	ELKINS, PAUL R	Legal:	PILOT FOREST PB J-92 LT 18 OR 3276/0299
Mailing:	6207 NW 164TH ST ALACHUA, FL 32615		
Location:	16025 NW 118TH PL ALACHUA		
Sec-Twn-Rng:	28-08-18		
Property Use:	00100 - Single Family		
Tax Jurisdiction:	Alachua - 1700		
Area:	Pilot Forest 1		
Subdivision:	Pilot Forest (Ala)		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
Year	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2015	Single Family	20000	20000	38700	800	59500	0	59500	59500	0	0	59500	59500	1512.95
2014	Single Family	20000	20000	38900	800	59700	0	59700	59700	0	0	59700	59700	1501.42
2013	Single Family	20000	20000	39700	800	60500	0	60500	60500	0	0	60500	60500	1521.25
2012	Single Family	16000	16000	38500	800	55300	0	55300	55300	0	0	55300	55300	1388.28
2011	Single Family	16000	16000	40700	800	57500	0	57500	57500	0	0	57500	57500	1474.32
2010	Single Family	18000	18000	41300	800	60100	0	60100	60100	0	0	60100	60100	1528.47
2009	Single Family	24000	24000	54200	800	79000	0	79000	79000	0	0	79000	79000	2002.73
2008	Single Family	24000	24000	60100	800	84900	0	84900	0	0	0	84900	0	1947.24
2007	Single Family	24000	24000	56500	800	81300	0	81300	0	0	0	81300	0	1870.87
2006	Single Family	24000	24000	53300	800	78100	0	78100	0	0	0	78100	0	1992.29

Land

Use	Zoning Type	Zoning Desc	Unit Type	2015 Certified Land Just Value: 20000	2015 Certified Land Assessed Value: 20000	Units
SFR	RSF-1		Unit			1

Building

Actual Year Built	1983
Effective Year Built	1985
Building Quality	Average
Building Style	Single Family

Building Use	Single Family
Bedrooms:	2
Baths:	1.0
Stories:	1.0
Exterior Wall 1:	Average
Exterior Wall 2:	N/A
Interior Wall 1:	Drywall
Interior Wall 2:	N/A
Floor Cover 1:	Carpet
Floor Cover 2:	N/A
Roof Cover:	Asphalt
Roof Structure:	Gable/Hip
AC:	Central
Heating Type:	Forced Air
Heating System:	Electric
Total Square Feet:	1037
Heated Square Feet:	1037
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Area Type	
BAS (BASE AREA)	

Miscellaneous

Description	Unit Type	Units
0721 - Deck 1	SF	144

2015 Certified Miscellaneous Value: 800

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
12/05/2005	80000	I	Q	3276	299	WD
06/28/1999	42100	I	U	2241	2527	WD
03/10/1996	100	I	U	2070	2256	AS
05/19/1986	42100	I	Q	1943	218	CO
09/01/1983	10000	V	U	1516	919	MS

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
A6-10-1792	RR	06/29/2010		11/10/2010	REROOF