

**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  
#6362 UP-DATE**

FOR

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

**BEGINNING WITH THE DATE OF JULY 27, 2017**

ON

**DESCRIPTION:**

**Lot 12, Block 45, of Re-Subdivision of Block 45, in Unit Number Three of Saint Joseph's Addition of the City of Port St. Joe, Florida, according to the Plat as recorded in Plat Book 1, Page 34, of the Public Records of Gulf County, Florida.**

**LAST RECORDED TITLE: CQ DEVELOPMENTS, LLC., A FLORIDA LIMITED LIABILITY COMPANY (Who shows Address as: 267 S. Palm, Port St. Joe, Florida 32456)**

**ASSESSED TO: C Q DEVELOPMENTS, LLC.**

**PARTIAL SATISFACTION OF FINAL JUDGMENT REGARDING JAMES A. COX ONLY, Filed Sept. 18, 2017, and recorded in O. R. Book 625, Page 998, as to Final Judgment recorded in O. R. Book 455, Page 982. (See copy Attached).**

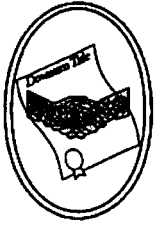
**Tax Roll shows the following as to Captioned lands:**

**PARCEL ID# 05015-001R**

**Amount SNot Shown (TAX DEED APPLICATION) (See copy attached)**

\*\*\*\*\*

*update*  
*TD#2017-26*  
*2*



## *Downum Title Services, Inc.*

17030 Main Street South  
Blountstown, Florida 32424

JUDY DOWNUM

Telephone: (850) 674-3533  
Fax: (850) 674-1343

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 July 27, 2017, and down to and including the present date January 10, 2018. 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 10th day of January, A. D., 2018.

DOWNUM TITLE SERVICES, INC.

BY:

IN THE CIRCUIT COURT OF THE  
SECOND JUDICIAL CIRCUIT IN AND,  
FOR LEON COUNTY, FLORIDA.

CAPITAL CITY BANK

CASE NO. 2007-CA-003419

Plaintiff,

vs.

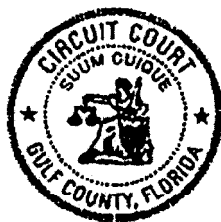
C.H. PROPERTIES, LLC, C.Q.  
DEVELOPMENTS, LLC, JAMES  
A. COX, Individually, JEFFERY  
HARTLINE, Individually and  
ALAN T. STEWART, Individually.

Defendant.

**PARTIAL SATISFACTION OF FINAL JUDGMENT**  
**REGARDING JAMES A. COX ONLY**

NOTICE IS HEREBY GIVEN that Defendant, JAMES A. COX, has satisfied the Final Judgment entered against him in the above-referenced case on February 27, 2008, which Judgment was recorded in the Official Records Book 455, Page 982 of the Public Records of Gulf County, Florida and Official Records Book 3828, Page 273, of the Public Records of Leon County, Florida. THIS PARTIAL SATISFACTION ONLY RELEASES JAMES A. COX.

DATED this 13<sup>th</sup> day of September, 2017.



By: \_\_\_\_\_

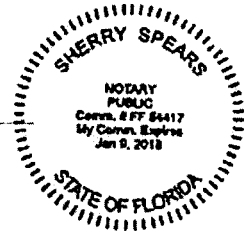
*KAC*  
KEN ABELE  
Florida Bar No. 0254370  
Georgia Bar No. 000377  
Ausley McMullen  
123 South Calhoun Street (32301)  
Post Office Box 391  
Tallahassee, Florida 32302-0391  
(850) 224-9115; (800) 788-9115  
collect@ausley.com  
Attorneys for Plaintiff, Capital City Bank

Rebecca L. Norris Clerk of Courts, Gulf County, Florida

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing document was acknowledged before me this 13<sup>th</sup> day of September, 2017,  
by Ken Abele, who is personally known to me.

  
NOTARY PUBLIC  
My Commission Expires:



CERTIFICATE OF SERVICE

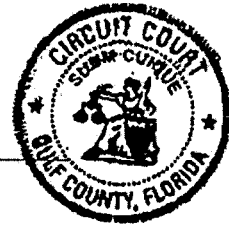
I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by

United States Mail this \_\_\_ day of September 2017, to:

VIA REGULAR U.S. MAIL  
Steve M. Watkins, III, Esquire  
41 Commerce Street  
Apalachicola, FL 32320-2301



ATTORNEY



2017 OCT 31 PM 3: 34

CLERK OF CIRCUIT COURT  
GULF COUNTY, FLORIDA

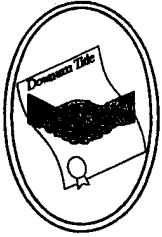
**TITLE REPORT**  
**WORK ORDER NO: 6362**  
**CQ DEVELOPMENTS, LLC.**

**PARCEL ID#05015-001R**

**FOR**

**GULF COUNTY TAX COLLECTOR**

TD# 2017-26



## *Downum Title Services, Inc.*

17030 Main Street South  
Blountstown, Florida 32424

JUDY DOWNUM

Telephone: (850) 674-3533  
Fax: (850) 674-1343

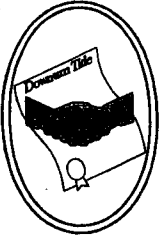
August 15, 2017

GULF COUNTY TAX COLLECTOR

IN ACCOUNT WITH

DOWNUM TITLE SERVICES, INC.

Title Report (Order No. 6362), covering..... \$150.00  
Lands in Saint Joseph's Addition  
(Parcel No. 05015-001R) (CQ DEVELOPMENTS, LLC.)



## **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 #6362**

**FOR**

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

**BEGINNING WITH THE DATE OF MAY 23, 2000**

**ON**

#### **DESCRIPTION:**

**Lot 12, Block 45, of Re-Subdivision of Block 45, in Unit Number Three of Saint Joseph's Addition of the City of Port St. Joe, Florida, according to the Plat as recorded in Plat Book 1, Page 34, of the Public Records of Gulf County, Florida.**

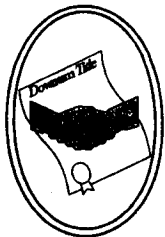
**LAST RECORDED TITLE: CQ DEVELOPMENTS, LLC., A FLORIDA LIMITED LIABILITY COMPANY (Who shows Address as: 267 S. Palm, Port St. Joe, Florida 32456)**

**ASSESSED TO: C Q DEVELOPMENTS, LLC.**

Articles of Amendment for St. Joe Corporation, changing its name to the St. Joe Company, Filed May 23, 2000, and recorded in O. R. Book 241, Page 950. (See copy Attached).

The St. Joe Company Delegation of Authority to The St. Joe Land Company, Filed July 20, 2000, and recorded in O. R. Book 244, Page 791. (See copy Attached).

Special Warranty Deed, dated August 23, 2005, from The St. Joe Company, to C H Properties, LLC., Filed Aug. 29, 2005, and recorded in O. R. Book 388, Page 755. (See copy attached).



## *Downum Title Services, Inc.*

17030 Main Street South  
Blountstown, Florida 32424

JUDY DOWNUM

Telephone: (850) 674-3533  
Fax: (850) 674-1343

Memorandum of Agreement, dated Aug. 23, 2005, between The St. Joe Company, Seller, and C. H. Properties, LLC., Buyer, Filed Aug. 29, 2005, and recorded in O. R. Book 388, Page 758. (See Copy Attached).

Warranty Deed, dated Aug. 31, 2005, from C. H. Properties, LLC., a Florida limited Liability Company, to CQ Developments, LLC., a Florida Limited Liability Company, Filed Sept. 2, 2005, and recorded in O. R. Book 389, Page 237. (See Copy Attached).

### **ENCUMBRANCES:**

Mortgage dated Aug. 31, 2005, from CQ Developments, LLC., a Florida Liability Company, to Vision Bank, Filed Sept. 2, 2005, and recorded in O. R. Book 389, Page 239, in the initial amount of \$907,500.00. (See copy Attached).

Notice of Lis Pendens, in the Case of Vision Bank, Pltf., VS. CQ Developments, LLC., James A. Cox, Jr., and Catherine Cox, Def., Filed Jan. 18, 2008, and recorded in O. R. Book 452, Page 844. (See copy Attached).

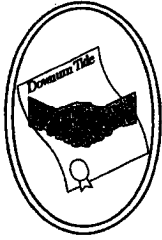
Final Judgment, as to Counts II, III and IV, in the Case of Vision Bank, Plaintiff, VS. CQ Developments, LLC., James A. Cox, Jr., and Catherine Cox, Def., Filed Sept. 1, 2009, and recorded in O. R. Book 479, Page 524, together with Certified Copy recorded Sept. 15, 2009, in O. R. Book 480, Page 322, in the amount of \$1,057,369.07 plus interest. (See Copy Attached).

Final Judgment against Defendants, CH Properties, LLC., James A. Cox, Individually and Jeffery Hartline, Individually, in the Case of Capital City Bank, Plaintiff, VS. CH Properties, LLC., CQ Developments, LLC., Et al., Filed March 25, 2008, and recorded in O. R. Book 455, Page 979, in the amount of \$303,535.63 plus interest. (See copy Attached).

Final Judgment against Defendants, CH Properties, LLC., C Q Developments, LLC., James A. Cox, individually, Jeffery Hartline, Individually and Alan T. Stewart, Individually, in the Case of Capital City Bank, Pltf., VS. C H Properties, LLC., CQ Developments, LLC., Et al., Filed March 25, 2008, and recorded in O. R. Book 455, Page 982, in the amount of \$3,989,436.33 plus interest. (See Copy Attached).

Writ of Execution in the Case of Capital City Bank, Plaintiff, VS. CH Properties, LLC., CQ Developments, LLC., Def., Filed Dec. 19, 2008, and recorded in O. R. Book 468, Page 808, in the amount of \$303,535.63 plus interest. (See copy Attached).





**Downum Title Services, Inc.**

17030 Main Street South  
Blountstown, Florida 32424

JUDY DOWNUM

Telephone: (850) 674-3533  
Fax: (850) 674-1343

**Writ of Execution in the Case of Capital City Bank, Plaintiff, VS. CH Properties, LLC., CQ Developments, LLC., Def., Filed Dec. 19, 2008, and recorded in O. R. Book 468, Page 808, in the amount of \$303,535.63, plus interest. (See copy Attached).**

**Writ of Execution in the Case of Capital City Bank, Plaintiff, VS. C H Properties, LLC., C Q Developments, LLC., Et al., Def., Filed Dec. 23, 2008, and recorded in O. R. Book 468, Page 940. (See Copy Attached).**

**Tax Roll shows the following as to Captioned lands:  
PARCEL ID# 05015-001R  
Amount \$Not Shown (TAX DEED APPLICATION)**

\*\*\*\*\*

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 May 23, 2000, and down to and including the present date July 27, 2017. 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 27th day of July, A. D., 2017.

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

online will exp-...

To: Tax Collector of Gulf \_\_\_\_\_ County, Florida

I, David Pete Windham DMD 401K PSP hold the listed certificates tax and submit them to the tax collector.

Certificate Number	Date	Legal Description
# 899	5/31/2014	CITY OF PORT ST JOE LOT 12 ORB 389/237 FR CH PROP MAP 50A BLK 45 1-8S-11W City of Port St Joe (District 5)
# 784	5/31/2015	CITY OF PORT ST JOE LOT 12 ORB 389/237 FR CH PROP MAP 50A BLK 45 1-8S-11W City of Port St Joe (District 5)
#		
#		
#		
#		
#		

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.

Colin Windham, Trustee  
Applicant's signature

7/18/2017  
Date

Shirley J. Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

**Owner: C.Q. Developments, LLC.**  
**Parcel: 05015-001R**

**C.Q. Developments, LLC**  
267 S. Palm  
Port St. Joe, FL 32456

402 Reid Avenue  
Port St. Joe, FL 32456

P.O. Box 307  
Port St. Joe, FL 32457

**The St. Joe Company Delegation of Authority**  
Unknown

**St. Joe Company (Formerly St. Joe Corporation)**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

245 Riverside Avenue, Suite 500  
Jacksonville, FL 32202

**C.H. Properties, LLC.**  
402 Reid Avenue  
Port St. Joe, FL 32456

**Vision Bank**  
**Notice of Lis Pendens, in the Case of Vision Bank, Pltf., VS. C.Q. Developments, LLC.,**  
**James A. Cox, Jr., and Catherine Cox, Def.**  
16901 Panama City Beach Parkway  
Panama City Beach, FL 32413

2200 Stanfod Road  
Panama City, FL 32405

**Jeffery Hartline**  
5301 Providence Road, Suite 80  
Virginia Beach, VA 23464

**Alan T. Stewart**  
**c/o Jeffrey M. Koltun, Esq.**  
**Kane and Koltun**  
557 North Wymore Road, Suite 100  
Maitland, FL 32751

Shirley J. Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

**Capital City Bank, Pltf., VS. C.H. Properties , LLC., C.Q. Developments, LLC., Et Al.**

**Writ of Execution in the Case of Capital City Bank, Pltf., VS. C.H. Properties, LLC., C.Q. Developments, LLC., Def.**

**Writ of Execution in the case of Capital City Bank, Pltf., VS. C.H. Properties, LLC., C.Q. Developments, LLC. Def.**

**Writ of Execution in the case of Capital City Bank, Pltf., VS. C.H. Properties, LLC., C.Q. Developments, LLC., Et Al., Def.**

**James A. Cox, Jr.**  
402 Reid Avenue  
Port St. Joe, FL 32456

2387 Constitution Drive  
Port St. Joe, FL 32456

**Bill Quaranta**  
2005 Marvin Avenue  
Port St. Joe, FL 32456

**Board of Directors for St. Joe Company**

**1. Jacob C. Belin**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

**2. Russell B. Newton, Jr.**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

**3. John J. Quindlen**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

**4. Walter L. Revell**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

**5. Peter S. Rummell**  
1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

Shirley J. Jenkins  
Gulf County Tax Collector  
Application For Tax Deed

**6. Frank S. Shaw, Jr.**

1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

**7. Winfred L. Thornton**

1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

**8. John Uible**

1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

**9. Carl F. Zellers**

1650 Prudential Drive, Suite 400  
Jacksonville, FL 32207

**Robert M. Rhodes**

400 duPont Center  
1650 Prudential Drive  
Jacksonville, FL 32207

**Kevin M. Twomey, President, Chief Operating Officer and Chief Financial Officer of  
the St. Joe Company**

Unknown

**Contiguous Property Owners**

**David P. Windham, DMD 401K PSP 05015-000R**

Caroline Windham  
5701 Hickory Street  
Panama City, FL 32404

**C.Q. Development, LLC. 05015-001R**

267 S. Palm  
Port St. Joe, FL 32456

**Tax Deed Applicant**

David P. Windham, DMD 401K PSP  
Caroline Windham  
5701 Hickory Street  
Panama City, FL 32404

2018 MAR -2 PM 4:33

REBECCA L. NORTON  
CLERK OF CIRCUIT COURT  
GULF COUNTY, FLORIDA