

2018-19

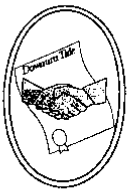
TITLE REPORT
WORK ORDER NO: 6581
FAR AWAY PORT, LLC.
PARCEL ID#04269-002R

FOR

GULF COUNTY TAX COLLECTOR

TD# 2018-19





Downum Title Services, Inc.

17030 Main Street South
Blountstown, Florida 32424

JUDY DOWNUM

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

June 22, 2018

GULF COUNTY TAX COLLECTOR

IN ACCOUNT WITH

DOWNUM TITLE SERVICES, INC.

Title Report (Order No. 6581), covering..... \$150.00
Lands in Sec. 25, Tp. 7 S. R. 11 West
(Parcel No. 04269-002R) (FAR AWAY PORT, LLC.)



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TITLE REPORT Work Order #6581

FOR

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

BEGINNING WITH THE DATE OF DECEMBER 11, 1981

ON

DESCRIPTION:

PARCEL 1:

COMMENCE at the Southwest Corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida, thence North 89 Degrees 52 Minutes 00 Seconds East along the South line of said Section 25, for 2222.50 feet, thence North 45 Degrees 08 Minutes 00 Seconds West for 2076.93 feet to the Southeasterly line of the Gulf County Canal Easement for the **POINT OF BEGINNING**. Thence South 45 Degrees 06 Minutes 20 Seconds West along said Southeasterly line for 819.00 feet, thence North 30 Degrees 35 Minutes 05 Seconds West for 103.20 feet, thence North 45 Degrees 06 Minutes 20 Seconds East parallel with said Southeasterly line for 793.08 feet, thence South 45 Degrees 08 Minutes 00 Seconds East for 100.00 feet, to the **POINT OF BEGINNING**.

PARCEL 2:

COMMENCE at the Southwest Corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida, thence North 89 Degrees 52 Minutes 00 Seconds East along the South line of said Section 25, for 2222.50 feet; thence North 45 Degrees 08 Minutes 00 Seconds West for 1856.93 feet to the **POINT OF BEGINNING**, thence continue North 45 Degrees 08 Minutes 00 Seconds West for 220.00 feet to the Southeasterly line of the Gulf County Canal Easement, thence North 45 Degrees 06 Minutes 20 Seconds East along said Southeasterly line for 65.00 feet, thence South 45 Degrees 08 Minutes 00 Seconds East for



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220.00 feet, thence South 45 Degrees 08 Minutes 00 Seconds West parallel with said Southeasterly line for 65.00 feet, to the POINT OF BEGINNING.

PARCEL NO. 3:

COMMENCE at the Southwest Corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida, thence North 89 Degrees 52 Minutes 00 Seconds East along the South line of said Section 25, for 2222.50 feet, thence North 45 Degrees 08 Minutes 00 Seconds West for 2076.93 feet, to the Southeasterly line of the Gulf County Canal Easement for the POINT OF BEGINNING, thence continue North 45 Degrees 08 Minutes 00 Seconds West for 100.00 feet, thence North 45 Degrees 06 Minutes 20 Seconds East parallel with said Southeasterly line for 65.00 feet, thence South 45 Degrees 08 Minutes 00 Seconds East for 100.00 feet, to said Southeasterly line of said Canal, thence South 45 Degrees 06 Minutes 20 Seconds West along said Southeasterly line, for 65.00 feet, to the POINT OF BEGINNING.

PARCEL NO. 4:

COMMENCE at the Southwest Corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida, thence North 89 Degrees 52 Minutes 00 Seconds East along the South line of said Section 25, for 2222.50 feet, thence North 45 Degrees 08 Minutes 00 Seconds West for 71.26 feet to the POINT OF BEGINNING, thence continue North 45 Degrees 08 Minutes 00 Seconds West for 2005.67 feet, to the Southeasterly line of the Gulf County Canal Easement, thence South 45 Degrees 06 Minutes 20 Seconds West along said Southeasterly line of the Gulf County Canal Easement for 819.00 feet; thence South 30 Degrees 35 Minutes 05 Seconds East along the Easterly boundary of the Treatment Plant site for 1605.99 feet, thence North 45 Degrees 06 Minutes 20 Seconds East for 652.42 feet, thence North 89 Degrees 59 Minutes 10 Seconds East for 637.72 feet, thence South 45 Degrees 08 Minutes 00 Seconds East for 1244.31 feet, to the Northwesterly right of way line of State Road No. S-382, which is a curve concave to the Southeast and having a radius of 3884.27 feet, thence Northeasterly along said curving right of way line for an arc distance of 100.00 feet, said arc having a chord of 100.00 feet, bearing North 44 Degrees 47 Minutes 37 Seconds East, thence North 45 Degrees 08 Minutes 00 Seconds West for 1244.18 feet, thence North 44 Degrees 52 Minutes 00 Seconds East for 20.00 feet, to the POINT OF BEGINNING.

PARCEL NO. 5:

COMMENCE at the Southwest Corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida, thence North 89 Degrees 52 Minutes 00 Seconds East along the South line of said Section 25, for 2222.50 feet, thence North 45 Degrees 08 Minutes 00 Seconds West for 2076.93 feet to the Southeasterly line of the Gulf County Canal Easement, thence South 45 Degrees 06 Minutes 20 Seconds West along said Southeasterly line for 819.00 feet to the POINT OF BEGINNING, thence continue South 45 Degrees 06 Minutes



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20 Seconds West along said Southeasterly line for 350.00 feet, thence North 44 Degrees 53 Minutes 40 Seconds West for 245.00 feet to the 1968 center line of said Canal; thence North 45 Degrees 06 Minutes 20 Seconds East along said Center line for 412.49 feet to the Easterly line of the Treatment Plant site; thence South 30 Degrees 35 Minutes 05 Seconds East along said Easterly line for 252.85 feet, to the POINT OF BEGINNING.

PARCEL NO. 6:

COMMENCE at the Southwest Corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida, thence North 89 Degrees 52 Minutes 00 Seconds East along the South line of said Section 25, for 2222.50 feet, thence North 45 Degrees 08 Minutes 00 Seconds West for 2076.93 feet to the Southeasterly line of the Gulf County Canal Easement, thence South 45 Degrees 06 Minutes 20 Seconds West along said Southeasterly line for 819.00 feet to the POINT OF BEGINNING, thence continue South 45 Degrees 06 Minutes 20 Seconds West along said Southeasterly line for 150.00 feet, thence North 82 Degrees 49 Minutes 29 Seconds East for 158.38 feet to the Easterly line of the Treatment Plant Site; thence North 30 Degrees 35 Minutes 05 Seconds West along said Easterly line for 100.00 feet, to the POINT OF BEGINNING.

LAST RECORDED TITLE: FAR AWAY PORT, LLC. A FLORIDA LIMITED LIABILITY COMPANY(Who shows Address as: 1626 RINGLING BLVD., SUITE 500, SARASOTA, FL. 34236)

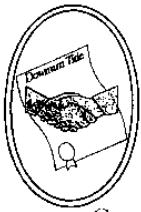
ASSESSED TO: FAR AWAY PORT, LLC.

Warranty Deed, dated Dec. 11, 1981, from St. Joseph Land and Development Co., to Material Transfer, Inc., Filed Dec. 11, 1981, and recorded in O. R. Book 87, Page 820. (See Copy Attached).

Special Warranty Deed, dated Jan. 6, 1982, from City of Port St. Joe, Florida, to Material Transfer, Inc., Filed Jan. 6, 1982, and recorded in O. R. Book 87, Page 1092. (See Copy Attached).

Easement, dated Dec. 11, 1981, from St. Joseph Land and Development Company, to Material Transfer, Inc., Filed Dec. 11, 1981, and recorded in O. R. Book 87, Page 823. (See Copy Attached).

Special Warranty Deed, dated March 2, 1982, from City of Port St. Joe, Florida, to Material Transfer, Inc., Filed March 3, 1982, and recorded in O. R. Book 88, Page 550. (See Copy Attached).



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Construction Agreement, dated Jan. 4, 1982, made between Material Transfer, Inc., and Glen Combs, dba St. Joe Custom Builders. Filed Jan. 18, 1982, and recorded in O. R. Book 88. Page 132. (See Copy Attached).

Conditional and Limited Release of Reverter, dated June 9, 1982, recorded June 10, 1982, in O. R. Book 89. Page 648. (See Copy Attached).

Warranty Deed, dated June 10, 1982, from Material Transfer, Inc., to Gulf County, Florida, Filed June 10, 1982, and recorded in O. R. Book 89. Page 655. (See Copy Attached).

Notice of Commencement, Filed June 10, 1982, and recorded in O. R. Book 89. Page 784. (See Copy Attached).

Secretary's Certificate of Material Transfer, Inc., Filed June 16, 1982, and recorded in O. R. Book 89. Page 869. (See Copy Attached).

Distribution Easement, made between Material Transfer, Inc., and Florida Power Corporation, Filed Nov. 30, 1982, and recorded in O. R. Book 91. Page 688. (See Copy Attached).

Warranty Deed, dated Dec. 19, 1991, from Gulf County, Florida, to Material Transfer, Inc., Filed Dec. 20, 1991, and recorded in O. R. Book 148. Page 434. (See Copy Attached).

Bill of Sale, recorded Dec. 20, 1991, in O. R. Book 148. Page 437. (See Copy Attached).

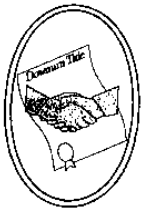
Corrective Special Warranty Deed, dated May 5, 2003, from St. Joe Timberland Company of Delaware, LLC., to Material Transfer, Inc., Filed May 8, 2003, and recorded in O. R. Book 306. Page 151. (See Copy Attached).

Warranty Deed, dated May 5, 2003, from Material Transfer, Inc., to Material Transfer Industries, LLC., Filed May 8, 2003, and recorded in O. R. Book 306. Page 154. (See Copy Attached).

Corrective Special Warranty Deed, dated May 5, 2003, from St. Joe Timberland Company of Delaware, LLC., to Material Transfer, Inc., Filed May 8, 2003, and recorded in O. R. Book 306. Page 151. (See Copy Attached).

Water Pipeline Easement, dated April 9, 2008, from Material Transfer Industries, LLC., to Premier Chemicals, LLC., Filed April 14, 2008, and recorded in O. R. Book 456. Page 976. (See Copy Attached).

Memorandum of Purchase Agreement, dated April 13, 2011, between Material Transfer Industries, LLC., and Northwest Florida Renewable Energy Center, LLC., Filed May 27, 2011, and recorded in O. R. Book 506. Page 53. (See Copy Attached).



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Consent to Easement Structures, Filed July 15, 2011, and recorded in O. R. Book 507, page 986. (See Copy Attached).

Special Warranty Deed, from Material Transfer Industries, LLC., to Far Away Port, LLC., a Florida Limited Liability Company, Filed Aug. 26, 2016, and recorded in O. R. Book 601, Page 232. (See Copy Attached).

ENCUMBRANCES:

Mortgage and Security Agreement, dated Nov. 20, 2007, from Material Transfer Industries, LLC., to Commercial Bank, Filed Nov. 26, 2007, and recorded in O. R. Book 449, Page 986. (See Copy Attached).

Financing Statement, Filed Nov. 26, 2007, and recorded in O. R. Book 449, Page 1003. (See Copy Attached).

Assignment of Security Instruments, dated Dec. 10, 2012, from Synovus Bank, a Georgia Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with Commercial Bank, to Crimson Portfolio, LLC., Filed March 4, 2013, and recorded in O. R. Book 533, Page 410. (See Copy Attached).

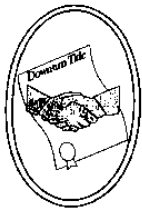
Notice of Lis Pendens, in the Case of Crimson Premier Drive, LLC., Plaintiff, VS. Material Transfer Industries, LLC., Def., Filed Aug. 7, 2013, and recorded in O. R. Book 541, page 729. (See Copy Attached).

Stipulated Final Judgment of Foreclosure, in said Case, Filed March 17, 2015, and recorded in O. R. Book 570, Page 285. (See Copy Attached).

Agreed Order on Stipulation for Substitution of Party Plaintiff and Substitution of Counsel for Plaintiff, in said Case, Filed Sept. 3, 2015, and recorded in O. R. Book 581, Page 429. (See Copy Attached).

Agreed Order on Stipulated Motion to Cancel September 24, 2015 Foreclosure Sale, on said Case, Filed Sept. 18, 2015, and recorded in O. R. Book 582, page 126. (See Copy Attached).

Assignment of Mortgage, Filed Aug. 19, 2015, from Crimson Portfolio, LLC., to Far Away Port, LLC., Filed Aug. 19, 2015, and recorded in O. R. Book 580, Page 376. (See Copy Attached).



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Agreed Order on Stipulated Motion to Vacate Final Judgment, Cancel Lis Pendens, Dismiss Action, and Return Original Loan Documents, in said Case. Filed June 20, 2017, and recorded in O. R. Book 620, Page 254. (See Copy Attached).

Order Granting John Deere Construction & Forestry Company's Emergency Motion to Intervene and Re-Setting Matter for Hearing, Filed May 25, 2017, and recorded in O. R. Book 618, Page 441. (See Copy Attached).

Amended Order on Tax Collector's Agreed upon Motion for Extension of Time to File Responsive Pleading, Filed May 31, 2017, and recorded in O. R. Book 618, Page 828. (See Copy Attached).

Not sure if the last 2 mentioned Docs. have any interest, but Material Transfer, Inc., was mentioned as one of the Defendants.

**Tax Roll shows the following as to Captioned lands:
PARCEL ID# 04269-002R
Amount SNot 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 December 11, 1981, and down to and including the present date June 20, 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 20th day of June, A. D., 2018.

DOWNUM TITLE SERVICES, INC.

BY:

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

521 Premier Drive
Port St. Joe, FL 32456

Erik F. Johnsen, President of the corporation
650 Poydras Street
Suite 1700
New Orleans, LA 70130

Stanley E. Morrison, Treasurer of the corporation
Unknown

Dennis E. Kelly, Secretary of the corporation
1615 Poydras Street
Suite 1050
New Orleans, LA 70112

CT Corporation System-Former registered agent of Material Transfers, Inc.
(see attached)
1200 South Pine Island Road
Plantation, FL 33324

City of Port St. Joe, FL
P.O. Box 278
Port St. Joe, FL

Glen Combs, dba St. Joe Custom Builders
P.O. Box 456
Port St. Joe, FL 32456

Gulf County, FL
1000 Cecil Costin Boulevard
Port St. Joe, FL 32456

Florida Power Corporation
9001 Ellis Road
Melbourne, FL 32904

St. Joe Timberland Co. of Delaware, LLC (see attached) fka St. Joe Timberland
133 South Watersound Parkway
Watersound, FL 32461

245 Riverside Avenue
Suite 500
Jacksonville, FL 32202

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

Kenneth M. Borick, Registered Agent of St. Joe Timberland Co. of Delaware, LLC
133 South Watersound Parkway
Watersound, FL 32461

Rhea Goff, MGR of St. Joe Timberland Company of Delaware, LLC
133 South Watersound Parkway
Watersound, FL 32461

Marek Bakun, MGR of St. Joe Timberland Company of Delaware, LLC
133 South Watersound Parkway
Watersound, FL 32461

Material Transfer Industries, LLC
P.O. Box 5768
Thomasville, GA 31758

P.O. Box 5768
Thomasville, GA 31758

Premier Chemicals, LLC (see attached)
1275 Drummers Lane
Suite 102
Wayne, PA 19087

P.O. Box 370
Waynesville, NC 28786

Corporation Service Company, registered Agent of Premier Chemical, LLC
1201 Hays Street
Tallahassee, FL 32301-2525

John K. Gehret, MGRM of Premier Chemicals, LLC
1275 Drummers Lane
Suite 102
Wayne, PA 19087

Nicole Hill, MGRM of Premier Chemicals, LLC
1275 Drummers Lane
Suite 102
Wayne, PA 19087

Stephen Becker, MGRV of Premier Chemicals, LLC
1275 Drummers Lane
Suite 102
Wayne, PA 19087

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

Rick Wrenn, Sr., MGRM of Premier Chemicals, LLC

1275 Drummers Lane
Suite 102
Wayne, PA 19087

Chad J. Haynes, Title VP Finance and Controller of Premier Chemicals, LLC

1275 Drummers Lane
Suite 102
Wayne, PA 19087

Northwest Florida Renewable Energy Center, LLC

Inactive

10877 Wilshire Boulevard
Los Angeles, CA 90024

521 Premier Drive
Port St. Joe, FL 32456

Commercial Bank- Mortgage and security agreement from Material Transfer Industries, LLC

P.O. Box 710
Thomasville, Georgia 31799

Synovus Bank, formally known as Columbus Bank and Trust Company-
merged with Commercial Bank then with Crimson Portfolio, LLC

Crimson Portfolio, LLC

c/o Sabal Financial Group, LP
4675 MacArthur Court
Suite 1550
Newport Beach, CA 92660

John Deere Construction & Forestry Company

One John Deere Place
c/o Deere & Co. Tax Dept.
Moline, IL 61265

First National Bank in Dallas

1401 Elm Street
P.O. Box 83717
Dallas, TX 75202

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

Bank of New Orleans

1600 Veteran's Memorial Boulevard
Metairie, LA 70005

Charles R. Gardner

1300 Thomaswood Drive
Tallahassee, FL 32308

Emmett Mitchell, III

521 Premier Drive
Port St. Joe, FL 32456

Henry N. Johnson, Jr.

521 Premier Drive
Port St. Joe, FL 32456

Gary T. Pitts

1908 Forest Park Avenue
Port St. Joe, FL 32456

Jim Townsend

521 Premier Drive
Port St. Joe, FL 32456

Contiguous Property Owners

City of Port St. Joe 04583-010R

P.O. Box 278

Port St. Joe, FL 32457

The St. Joe Company 04583-000R

Attn: Tax Department

133 South Watersound Parkway

Watersound, FL 32413

Premier Chemicals, LLC 04576-000R

P.O. Box 370

Waynesville, NC 28786

Premier Chemicals, LLC 04269-000R

P.O. Box 370

Waynesville, NC 28786

St. Joseph Land & Dev. Co. 04268-900R

Attn: Tax Department

133 South Watersound Parkway

Watersound, FL 32413

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

Tax Deed Applicant

Beor Fund 1, LLC
1338 S. Foothill Drive # 129
Salt Lake City, UT 84108

