

Downum Title Services, Inc.

17030 Main Street South
Blountstown, Florida 32424

JUDY DOWNUM

Telephone: (850) 674-3533

Fax: (850) 674-1343

**SECOND TITLE REPORT UP-DATE
TO
Work Order
#6550**

FOR

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

FILED FOR RECORD
REBECCA L. MORRIS
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA
2019 MAR 11 PM 2:57

BEGINNING WITH THE DATE OF NOVEMBER 15, 2018

ON

DESCRIPTION:

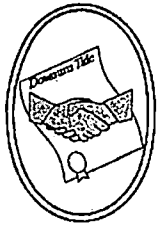
Lot 18, Block 1022, Millview Addition of the City of Port St. Joe, Florida, Unit Three, according to the map or plat thereof, recorded in Plat Book 2, Page 53, of the Public Records of Gulf County, Florida.

LAST RECORDED TITLE: THE WILLIAMS DEVELOPMENT COMPANY, LLC., A GA. LLC. (Who shows Address as: 3490 PIEDMONT ROAD, SUITE 230, ATLANTA, GEORGIA 30305)

ASSESSED TO: WILIAMS DEVELOPMENT CO. LLC.

NOTHING ELSE SHOWN DURING THIS PERIOD.

**Tax Roll shows the following as to Captioned lands:
PARCEL ID# 06029-014R (2018 Taxes are due and unpaid)
Amount \$Not Shown (TAX DEED APPLICATION)**



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STATE OF FLORIDA,

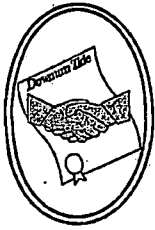
COUNTY OF GULF.

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 November 15, 2018, and down to and including the present date February 15, 2019. 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 15th day of February, A. D., 2019.

DOWNUM TITLE SERVICES, INC.

BY:



Downum Title Services, Inc.

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Blountstown, Florida 32424

JUDY DOWNUM

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TITLE REPORT UP-DATE TO Work Order #6550

FOR

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

FILED FOR RECORD
REBECCA L. NORRIS
CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA
2019 FEB 13 AM 11:27

BEGINNING WITH THE DATE OF APRIL 27, 2018

ON

DESCRIPTION:

Lot 18, Block 1022, Millview Addition of the City of Port St. Joe, Florida, Unit Three, according to the map or plat thereof, recorded in Plat Book 2, Page 53, of the Public Records of Gulf County, Florida.

LAST RECORDED TITLE: THE WILLIAMS DEVELOPMENT COMPANY, LLC., A GA. LLC. (Who shows Address as: 3490 PIEDMONT ROAD, SUITE 230, ATLANTA, GEORGIA 30305)

ASSESSED TO: WILLIAMS DEVELOPMENT CO. LLC.

NOTICE OF VOLUNTARY DISMISSAL WITH PREJUDICE AND RELEASE OF LIS PENDENS, IN SAID LIS PENDENS RECORDED IN O. R. BOOK 613, PAGE 246, Filed Nov. 8, 2018, and recorded in O. R. Book 652, Page 942. (See copy Attached).

Tax Roll shows the following as to Captioned lands:
PARCEL ID# 06029-014R (2018 Taxes are due and unpaid)
Amount \$Not Shown (TAX DEED APPLICATION)

TD #2018-16



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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 April 27, 2018, and down to and including the present date November 15, 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 15th day of November, A. D., 2018.

DOWNUM TITLE SERVICES, INC.

BY:

2018-16

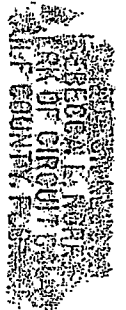
TITLE REPORT
WORK ORDER NO: 6550
THE WILLIAMS DEVELOPMENT CO. LLC.

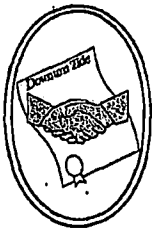
PARCEL ID#06029-000R
014R

FOR

GULF COUNTY TAX COLLECTOR

2018 JUL 26 AM 8:09





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TITLE REPORT Work Order #6550

FOR

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

BEGINNING WITH THE DATE OF DECEMBER 10, 1982

ON

DESCRIPTION:

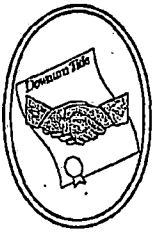
Lot 18, Block 1022, Millview Addition of the City of Port St. Joe, Florida, Unit Three, according to the map or plat thereof, recorded in Plat Book 2, Page 53, of the Public Records of Gulf County, Florida.

LAST RECORDED TITLE: THE WILLIAMS DEVELOPMENT COMPANY, LLC., A GA. LLC. (Who shows Address as: 3490 PIEDMONT ROAD, SUITE 230, ATLANTA, GEORGIA 30305)

ASSESSED TO: WILLIAMS DEVELOPMENT CO. LLC.

Special Warranty Deed, dated Nov. 22, 1982, from St. Joseph Land and Development Company, to Jean Thompson, Filed Dec. 10, 1982, and recorded in O. R. Book 91, Page 832. (See Copy Attached).

Mortgage dated June 11, 2007, from Jean Thompson, a single woman, to Emigrant Mortgage Company, Inc., Filed June 19, 2007, and recorded in O. R. Book 440, Page 541. (See Copy Attached). **FORECLOSED. SEE FOLLOWING FORECLOSURE:**



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Notice of Lis Pendens, in the Case of Emigrant Mortgage Company, Inc., a Foreign Profit Corporation, Plaintiff, VS. Jean Thompson, Defendant, Filed Jan. 11, 2008, and recorded in O. R. Book 452, Page 403. (See Copy Attached).

Final Summary Judgment, in the case of Emigrant Mortgage Company, Inc., Plaintiff, VS. Jean Thompson, Defendant, Filed May 11, 2012, and recorded in O. R. Book 520, Page 250. (See Copy Attached).

Certificate of Title, dated June 20, 2012, from Rebecca L. Norris, as Clerk, to Emigrant Mortgage Company, Inc., Filed June 21, 2012, and recorded in O. R. Book 521, Page 898. (See Copy Attached).

Quit-Claim Deed, dated Jan. 10, 2013, from Emigrant Mortgage Company, Inc., a New York Corporation, to Retained Realty, Inc., a New York Corporation, Filed Jn. 15, 2013, and recorded in O. R. Book 531, Page 433. (See Copy Attached).

Special Warranty Deed, dated Jan. 10, 2013, from Retained Realty, Inc., a New York Corporation, to Nathan Peters, III., a single man, Filed Jan. 15, 2013, and recorded in O. R. Book 531, Page 435. (See Copy Attached).

Warranty Deed, dated April 2, 2014, from Nathan Peters, III., to The Williams Development Company, LLC., Filed April 7, 2014, and recorded in O. R. Book 553, Page 236. (See Copy Attached).

ENCUMBRANCES:

CODE ENFORCEMENT VIOLATION, to Nathan Peters, III., Filed June 30, 2009, and recorded in O. R. Book 476, Page 656. (See Copy Attached).

Code Enforcement Lien, to Nathan Peters, III., Filed Dec. 15, 2009, and recorded in O. R. Book 484, Page 200. (See Copy Attached).

Notice of Lis Pendens, in the case of: Centennial Bank, Plaintiff, VS. Nathan Peters, III., Nathan Peters, Jr., The Williams Development Company, LLC., Defendants, Filed March 14, 2017, and recorded in O. R. Book 613, Page 246. (See Copy Attached).

**Tax Roll shows the following as to Captioned lands:
PARCEL ID# 06029-000R
Amount \$Not Shown (TAX DEED APPLICATION)**



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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 10, 1982, and down to and including the present date April 27, 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 27th day of April, A. D., 2018.

DOWNUM TITLE SERVICES, INC.

BY: