



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
#6140 (UP-DATE)**

FOR

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

BEGINNING WITH THE DATE OF JULY 10, 2016

ON

DESCRIPTION:

Lot 15-A

A portion of Lot 15, lying South of County Road No. 30-B, Camp Palms Subdivision, according to the plat thereof recorded in Plat Book 1, Page 53-A, in the Public Records of Gulf County, Florida, and being more particularly described as follows: Begin at the point of intersection of the Southerly right of way line of County Road No. 30-B with the Westerly line of said Lot 15, thence along said Southerly right of way line South 75 Degrees 56 Minutes 56 Seconds East 50.57 feet; thence South 05 Degrees 25 Minutes 04 Seconds West 381.32 feet, more or less, to a point on the mean high water line of the Gulf of Mexico; thence along said Mean high water line, North 72 Degrees 30 Minutes 50 Seconds West, 51.11 feet, more or less, to a point on the West line of said Lot 15, said point being on a line that bears South 05 Degrees 25 Minutes 04 Seconds West of the POINT OF BEGINNING, thence along said West line North 05 Degrees 25 Minutes 04 Seconds East 378.22 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO a 7.5 foot private pedestrian access easement reflected on Warranty Deed recorded in Vol. 289, Pages 815-816, and Corrected on Warranty Deed recorded in O. R. Book 291, Pages 762-763, of the Public Records of Gulf County, Florida.



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LAST RECORDED TITLE: RMJ HOLDINGS, LTD. (Who shows Address as: 4990 570TH
AVE. WEST BEND, IA. 50597)

ASSESSED TO: RMJ HOLDINGS, LTD.

NOTHING FOUND DURING THIS PERIOD

TAX INFORMATION:
PARCEL ID#03245-005R
TAX DEED APPLICATION FOR UNPAID TAXES.
SEE TAX COLLECTOR FOR AMOUNT DUE.

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 10, 2016, and down to and including the present date November 04, 2016. 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 04th day of November, A. D., 2016.

DOWNUM TITLE SERVICES, INC.

BY:



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Blountstown, Florida 32424

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TITLE REPORT Work Order #6140

FOR

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

BEGINNING WITH THE DATE OF JUNE 30, 1970

ON

DESCRIPTION:

Lot 15-A

A portion of Lot 15, lying South of County Road No. 30-B, Camp Palms Subdivision, according to the plat thereof recorded in Plat Book 1, Page 53-A, in the Public Records of Gulf County, Florida, and being more particularly described as follows: Begin at the point of intersection of the Southerly right of way line of County Road No. 30-B with the Westerly line of said Lot 15, thence along said Southerly right of way line South 75 Degrees 56 Minutes 56 Seconds East 50.57 feet; thence South 05 Degrees 25 Minutes 04 Seconds West 381.32 feet, more or less, to a point on the mean high water line of the Gulf of Mexico; thence along said Mean high water line, North 72 Degrees 30 Minutes 50 Seconds West, 51.11 feet, more or less, to a point on the West line of said Lot 15, said point being on a line that bears South 05 Degrees 25 Minutes 04 Seconds West of the POINT OF BEGINNING, thence along said West line North 05 Degrees 25 Minutes 04 Seconds East 378.22 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO a 7.5 foot private pedestrian access easement reflected on Warranty Deed recorded in Vol. 289, Pages 815-816, and Corrected on Warranty Deed recorded in O. R. Book 291, Pages 762-763, of the Public Records of Gulf County, Florida.



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LAST RECORDED TITLE: RMJ HOLDINGS, LTD. (Who shows Address as: 4990 570TH AVE. WEST BEND, IA. 50597)

ASSESSED TO: RMJ HOLDINGS, LTD.

✓ Executor's Deed, dated June 30, 1970, from Eldon P. McLeod, the duly constituted, appointed and acting Executor of the Estate of R. Don McLeod, Deceased, to James Carol McLeod and Annie Laurie Rivers and Eldon F. McLeod, Filed June 30, 1970, and recorded in O. R. Book 44, Page 486. (See copy Attached).

✓ Warranty Deed, dated June 13, 1980, from Annie Laurie Rivers, joined by her husband, Lee R. P. Rivers, to Lee R. P. Rivers and Annie Laurie Rivers, his wife, as tenants by the entirety, Filed Oct. 12, 1983, and recorded in O. R. Book 96, Page 46. (See Copy Attached).

✓ Warranty Deed, dated Dec. 9, 1994, from Lee R. P. Rivers and Annie Laurie Rivers, husband and wife, to Elizabeth Ann Rivers, and Catherine Lee Carlton, Filed Dec. 12, 1994, and recorded in O. R. Book 175, Page 575. (See copy Attached).

✓ Probate Documents: In Re: Estate of James C. McLeod, Dec., Filed Sept. 20, 2002, and recorded in O. R. Book 289, Page 798-805. (See copies attached).

✓ Order of Summary Administration In said Estate of Eldon F. McLeod, Dec., Filed May 20, 1980, and recorded in O. R. Book 81, Page 776. (See copy attached).

✓ Warranty Deed, dated May 20, 1980, from Frances McLeod, to James C. McLeod, Jr., and Roderick D. McLeod, Filed May 20, 1980, and recorded in O. R. Book 81, Page 775. (See copy attached).

✓ Limited Power of Attorney from Elizabeth Ann Rivers n/k/a Elizabeth Ann Rauscher, to Lee R. P. Rivers, Filed Sept. 20, 2002, and recorded in O. R. Book 289, Page 814. (See copy attached).

✓ Durable Power of Attorney of Catherine L. Carlton, Filed Sept. 20, 2002, and recorded in O. R. Book 289, Page 806. (See copy attached).

✓ Warranty Deed, dated Oct. 18, 2002, from Elizabeth Ann Rauscher, f/k/a Elizabeth Ann Rivers, (an undivided ¼ interest), and Catherine Lee Carlton, an undivided ¼ interest, Roderick D. McLeod, an undivided ¼ interest, and James C. McLeod, Jr., an undivided ¼ interest, to William Douglas Banner, Filed Oct. 21, 2002, and recorded in O. R. Book 291, Page 772. (See copy Attached).



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✓ Warranty Deed, dated Sept. 18, 2003, from William Douglas Banner, a married man, to Philip Hahn, a married person, and David Drummond, a married person, Filed April 20, 2004, and recorded in O. R. Book 337, Page 263. (See Copy Attached)

✓ Warranty Deed, dated July 23, 2004, from Philip Hahn, a married man, and David Drummond, a married man, to Claude Sims, a married man, Filed Sept. 14, 2004, and recorded in O. R. Book 352, Page 491. (See Copy Attached).

✓ Warranty Deed, dated May 19, 2006, from Claude Sims, a married man, to RMJ Holdings, Ltd., Filed May 31, 2006, and recorded in O. R. Book 419, Page 360. (See copy attached).

✓ Deeds recorded in O. R. Book 289, Page 815, and O. R. Book 291, Page 762, are shown for Subject to in Caption. (See copies attached).

ENCUMBRANCES:

✓ Mortgage dated May 19, 2006, from RMJ Holdings, LTD., to MERS for the Lender:
✓ Wachovia Mortgage Corporation, Filed May 31, 2006, and recorded in O. R. Book 410, Page 363. (See copy attached).

✓ Notice of Lis Pendens, in the Case of Wachovia Mortgage Corporation, Plaintiff, VS. RMJ Holdings, Et al., Defendants, Filed June 11, 2010, and recorded in O. R. Book 492, Page 567. (See copy attached).

✓ Order (On Motion to Dismiss), in said Case of Wachovia Mortgage Corporation, Plaintiff, VS. RMJ Holdings, ET al., Defendants, Filed Nov. 2, 2011, and recorded in O. R. Book 512, Page 505. (See copy attached).

Corporate Assignment of Mortgage, from MERS, to Wells Fargo Bank, N.A., Filed Feb. 16, 2012, and recorded in O. R. Book 516, Page 650. (See copy attached).

TAX INFORMATION:

PARCEL ID#03245-005R

TAX DEED APPLICATION FOR UNPAID TAXES.

SEE TAX COLLECTOR FOR AMOUNT DUE.



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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 June 30, 1970, and down to and including the present date July 10, 2016. 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 July, A. D., 2016.

DOWNUM TITLE SERVICES, INC.

BY:

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

Owner: RMJ Holdings, Ltd.
Parcel #: 03245-000R

1. **RMJ Holdings, Ltd.**
4990 570th Avenue
West Bend, IA 50597
2. **Eldon P. McLeod**
Executor of the Estate of R. Don McLeod a/k/a R. Don McLeod, Jr.
3. **James Carol McLeod**
Deceased
4. **Annie Laurie Rivers**
10 6th Street
Apalachicola, FL 32320
5. **Eldon F. McLeod**
P.O. Box 338
Apalachicola, FL 32320
6. **Lee R.P. Rivers** (Husband of Annie Laurie Rivers)
12 Sixth Street
Apalachicola, FL 32320
7. **Elizabeth Ann Rivers a/k/a Elizabeth Ann Rauscher**
12 Sixth Street
Apalachicola, FL 32320

PSC 94, BOX 3142 APO AE 09824
8. **Catherine Lee Carlton**
12 Sixth Street
Apalachicola, FL 32320

310 Surrey Park Drive
Fayetteville, GA 30215
9. **Probate in RE: Estate of James C. McLeod**
10. **Frances McLeod**
11. **James C. McLeod, Jr.**
292 Foxridge Road
Orange Park, FL

10 6th Street
Apalachicola, FL 32320
12. **Roderick D. McLeod**
3924 Shady Oaks Drive
Virginia Beach, VA 23455

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

13. **William Douglas Banner**
10080 Autry Mill Road
Alpharetta, GA 30022

10170 Autry Mill Road
Alpharetta, GA 32320
14. **Philip Hahn**
15. **David Drummond**
2074 Raymond Diehl Road
Tallahassee, FL 32308
16. **Claude Sims**
207 Carson Creek Drive
Dawsonville, GA 30534
17. **MERS**
P.O. Box 2026
Flint, MI 48501-2026
18. **Notice of Lis Pendens** -Wachovia Mortgage Corporation VS, RMJ Holdings, Et Al
Case #10-258CA

Wachovia Mortgage Corporation
1100 Corporate Center Drive
NC4723
Raleigh, NC 27607
19. **Wells Fargo Bank, N.A.**
20. **Annie Lou McLeod**
Spouse of R. Don McLeod
21. **Voncile S. McLeod**(Wife of James Carol McLeod)
10 6th Street
Apalachicola, FL 32320
22. **Blue Palm, LLC**
658 HillPine Drive N.E.
Atlanta, GA 30306
23. **Matthew Richard Angell**
170 Banks Ridge Road
Baldwin, GA 30511
24. **Rusty Eugene Miller**
Managing member of RMJ Holdings
4810 Timber Ridge Road
Lula, GA 30554
25. **Wayne Miller**

26. Jeff W. Miller

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