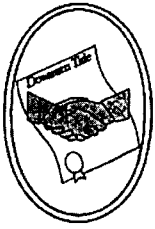


**TITLE REPORT**  
**WORK ORDER NO: 6396**  
**PALM BREEZE DEVELOPMENT, LLC.**  
  
**PARCEL ID#04259-274R**  
  
**FOR**  
  
**GULF COUNTY TAX COLLECTOR**

2018 JAN 24 PM 3:45

TD# 2018-04



***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  
#6396-UPDATE**

**FOR**

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

**BEGINNING WITH THE DATE OF OCTOBER 6, 2017**

**ON**

**DESCRIPTION:**

**Lot 8, Block 1, Fisherman's Village North at Windmark Beach, according to the Plat thereof, recorded in Plat Book 6, Pages 16-19, of the Public Records of Gulf County, Florida.**

**LAST RECORDED TITLE: PALM BREEZE DEVELOPMENT, LLC., A GEORGIA LIMITED LIABILITY COMPANY (Who shows Address as: P. O. BOX 275, LAKE LAND, GA. 31635)**

**ASSESSED TO: PALM BREEZE DEVELOPMENT LLC**

**NOTHING ELSE SHOWN RECORDED DURING THIS PERIOD.**

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

**PARCEL ID# 04259-274R**

**Amount SNot Shown (TAX DEED APPLICATION)**

**2017 TAX AMOUNT: \$3,307.32 (SHOWS DUE AND UNPAID)**

**\*\*\*\*\***



## *Downum Title Services, Inc.*

17030 Main Street South  
Blountstown, Florida 32424

JUDY DOWNUM

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

STATE OF FLORIDA,

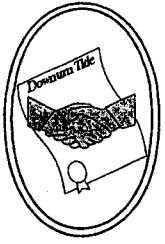
COUNTY OF GULF.

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 October 6, 2017, and down to and including the present date March 1, 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 01st day of March, A. D., 2018.

DOWNUM TITLE SERVICES, INC.

BY:



## ***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 #6396**

**FOR**

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

**BEGINNING WITH THE DATE OF NOVEMBER 8, 2001**

**ON**

#### **DESCRIPTION:**

**Lot 8, Block 1, Fisherman's Village North at Windmark Beach, according to the Plat thereof, recorded in Plat Book 6, Pages 16-19, of the Public Records of Gulf County, Florida.**

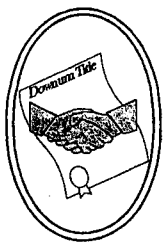
**LAST RECORDED TITLE:** PALM BREEZE DEVELOPMENT, LLC., A GEORGIA LIMITED LIABILITY COMPANY (Who shows Address as: P. O. BOX 275, LAKELAND, GA. 31635)

**ASSESSED TO:** PALM BREEZE DEVELOPMENT LLC

Declaration of Covenants, Conditions and Restrictions for Windmark Beach, Filed Nov. 8, 2001, and recorded in O. R. Book 268, Page 916. (See copy attached).

Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Windmark Beach, Filed July 23, 2006, and recorded in O. R. Book 414, Page 306. (See Copy Attached).

Plat of Fisherman's Village North at Windmark Beach, Filed in Plat Book 6, Page 16, of the Plat Records of Gulf County, Florida.



## ***Downum Title Services, Inc.***

**17030 Main Street South  
Blountstown, Florida 32424**

**JUDY DOWNUM**

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

Warranty Deed, dated July 21, 2006, from St. Joe Timberland Company of Delaware, LLC., a Delaware limited liability company, to St. Joe Home Building, L/O., a Delaware limited partnership, Filed July 23, 2006, and recorded in O. R. Book 414, Page 432. (See copy Attached).

Certificate of Limited Partnership, on St. Joe Home Building, L/O., Filed Sept. 20, 2004, and recorded in O. R. Book 352, Page 731. (See copy Attached).

Certificate of Authorization of St. Joe Home Building, L/O., Filed April 6, 2005, and recorded in O. R. Book 372, Page 841. (See copy Attached).

Special Warranty Deed, dated Aug. 22, 2006, from St. Joe Home Building, L. P., a Delaware limited partnership, to Palm Breeze Development, LLC., a Georgia Limited liability company, Filed Sept. 11, 2006, and recorded in O. R. Book 417, Page 780. (See Copy Attached).

Memorandum of Agreement and Notice of Community Foundation Fee, Filed Sept. 11, 2006, and recorded in O. R. Book 417, Page 788. (See Copy Attached).

### **ENCUMBRANCES:**

**Mortgage dated Aug. 22, 2006, from Palm Breeze Development, LLC., a Georgia Limited liability company, to Bank of Camilla, Filed Sept. 11, 2006, and recorded in O. R. Book 417, Page 782, in the initial amount of \$592,127.00. (See Copy Attached).**

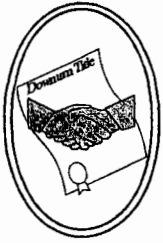
**Windmark Beach Community Association, Inc., Claim for Lien for Homeowner Assessments, Filed April 6, 2009, and recorded in O. R. Book 473, Page 69. (See Copy Attached).**

**Claim of Lien for Assessments, Filed Aug. 6, 2013, and recorded in O. R. Book 541, Page 618. (See Copy Attached).**

**Notice of Lis Pendens, in the case of Windmark Beach Community Association, Inc., VS. Palm Breeze Development, LLC., Def., Filed Oct. 24, 2014, and recorded in O. R. Book 563, page 738. (See Copy Attached).**

**Notice of Voluntary Dismissal and Release of Lis Pendens, in the Case of Windmark Beach Community Association, Inc., VS. Palm Breeze Development, LLC., Def., Filed Oct. 24, 2014, and recorded in O. R. Book 563, Page 739. (See Copy Attached).**

**Claim of Lien for Assessments, Filed Aug. 14, 2015, and recorded in O. R. Book 580, Page 63. (See Copy Attached).**



## *Downum Title Services, Inc.*

17030 Main Street South  
Blountstown, Florida 32424

JUDY DOWNUM

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

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

**PARCEL ID# 04259-274R**

**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 November 8, 2001, and down to and including the present date October 06, 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 06th day of October, A. D., 2017.

DOWNUM TITLE SERVICES, INC.

BY:

# TAX CERTIFICATE

No. 827

Date issued: 05/29/2015

This certificate is void seven years from the date of issuance, which is the first day of the tax certificate sale as advertised under section 197.432, Florida Statutes.

1. SHIRLEY J JENKINS, TAX COLLECT . Tax Collector for GULF

Florida, certify that at a public auction noticed as required, I issued to:

BUYER # 792  
S.S.N.# 35-2470221

CAPITAL ONE CLTRL ASSIGNEE OF  
FIG 2241, LLC  
MICHAEL FASSNACHT  
PO BOX 54862  
NEW ORLEANS, LA 70154

a tax certificate for the parcels below for \$ 0.00 This was the amount due for taxes, interest, costs, and charges for these parcels for the year 2014

The purchaser or other legal owner of this certificate is entitled to apply for a tax deed under Florida Law, unless the property is redeemed by payment of the tax, interest, costs, and charges due within the time provided by law. The rate of interest is 18% per year if purchased by the county, or up to 18% per year, if purchased by someone other than the county.

Said parcel(s) are described as follows:

04259-274R

2014 FINAL ASSESSMENT R 1159300

EXEMPTION				
TYPE	VALUE	TAXABLE VALUE	CODE	ACRES
		200,000	0005	

OWNER ON RECORD

PALM BREEZE DEVELOPMENT LLC  
PO BOX 275  
LAKELAND, GA 31635

DESCRIPTION:

FISHERMAN'S NORTH AT WINDMARK  
BEACH PB 16-19 LOT 8  
ORB 414/432 FR ST JOE TIMBER  
LAND CO  
ORB 417/780 FR ST JOE HOME  
BUILDING LP  
BLK 1 MAP 32

The interest rate bid at the tax certificate sale under Chapter 197, Florida Statutes, was 0.25 percent.

Signature, tax collector or designee

Date \_\_\_\_\_

Property I.D. Number: 04259-274R

Owner Name: Palm Breeze Development LLC

1. Palm Breeze Development LLC

PO Box 275

Lakeland, GA 31635

2. St Joe Timberland Company of Delaware LLC

245 Riverside Avenue Suite 500

Jacksonville, FL 32202

3. St Joe Home Building LP

245 Riverside Avenue Suite 500

Jacksonville, FL 32202

also: 101 Windmark Way

Port St Joe, FL 32456

4. Bank of Camilla

PO Box 111

Camilla, GA 31730

5. Windmark Beach Community Association Inc

133-H Watersound Parkway

Watersound, FL 32413

6. Brandon R Burg, ESQ

2827 Joan Avenue Suite B

Panama City, FL 32408

7. Capital One Cltrl Assignee of FIG 2241 LLC(Certificate Holder)

PO Box 54862

New Orleans, LA 70154-4862

FILED FOR RECORD  
RECORDS SECTION  
CLERK OF CIRCUIT COURT  
FLORIDA COUNTY, FL 100  
2018 MAY -4 AM 9:56



8. Charles E & Stacy T Thompson (04259-272R)  
20 W 311 Rutgers Drive  
Downers Grove, IL 60516
9. Windmark Beach Community Assoc. (04259-425R)  
133 S Watersound Parkway  
Watersound, FL 32461
10. The St Joe Company  
301 East First Street  
PO Box 96  
Port St Joe, FL 32457