



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 #6393-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 57, Jubilation Phase II, according to the map or plat thereof as recorded in Plat Book 5, Page 12, of the Public Records of Gulf County, Florida.

LAST RECORDED TITLE: G.P.H. Holdings, LLC. (Who shows Address as: P. O. Box 275, Lakeland, GA. 31635)

ASSESSED TO: G.P.H. HOLDINGS, LLC.

NOTHING ELSE SHOWN RECORDED DURING THIS PERIOD.

**Tax Roll shows the following as to Captioned lands:
PARCEL ID# 06287-385R
Amount SNot Shown (TAX DEED APPLICATION)
2017 TAXES SHOW \$644.20 (DUE AND UNPAID)**



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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:

Gr #
91032 02229

TITLE REPORT

WORK ORDER NO: 6393

G.P.H. HOLDINGS, LLC.

PARCEL ID#06287-385R

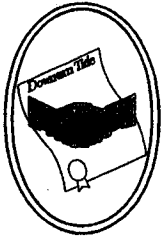
FOR

GULF COUNTY TAX COLLECTOR

TD # 2017-28

2017 DEC 21 PM 3:17

CLERK OF CIRCUIT COURT
GULF COUNTY, FLORIDA
JESSICA L. HARRIS
CLERK OF CIRCUIT COURT



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Blountstown, Florida 32424**

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TITLE REPORT Work Order #6393

FOR

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

BEGINNING WITH THE DATE OF AUGUST 27, 1996

ON

DESCRIPTION:

Lot 57, Jubilation Phase II, according to the map or plat thereof as recorded in Plat Book 5, Page 12, of the Public Records of Gulf County, Florida.

LAST RECORDED TITLE: G.P.H. Holdings, LLC. (Who shows Address as: P. O. Box 275, Lakeland, GA. 31635)

ASSESSED TO: G.P.H. HOLDINGS, LLC.

Warranty Deed, dated Aug. 15, 1996, from Anderson B. Frazer, to John H. Frazer, Jr., and Mittie Pauline Frazer Crowe, Filed Aug. 27, 1996, and recorded in O. R. Book 193, Page 411. (See Copy Attached).

Warranty Deed, dated Dec. 16, 1997, from Anne Caroline Frazer Rogers, and John H. Frazer, Jr., to Mittie Pauline Frazer Crowe, Filed Jan. 13, 1998, and recorded in O. R. Book 208, Page 879. (See Copy Attached).

Warranty Deed, dated Dec. 16, 1997, from Mittie Pauline Frazer Crowe, and John H. Frazer, Jr., to Anne Caroline Frazer Rogers, Filed Jan. 13, 1998, and recorded in O. R. Book 208, Page 881. (See Copy Attached).



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Warranty Deed, dated Dec. 30, 1997, from Mittie Pauline Frazer Crowe, and Anne Caroline Frazer Rogers, to John H. Frazer, Jr., Filed Jan. 13, 1998, and recorded in O. R. Book 208, Page 883. (See Copy Attached).

Quit-Claim Deed, dated May 7, 2003, from John H. Frazer, Jr., a single man, to Don M. Crowe and Paula F. Crowe, a/k/a Mittie Pauline Frazer Crowe, husband and wife, Filed May 16, 2003, and recorded in O. R. Book 306, Page 933. (See Copy Attached).

Memorandum of Purchase Agreement, Filed April 16, 2003, and recorded in O. R. Book 304, Page 436 and Page 440. (See Copy Attached).

Warranty Deed, dated May 9, 2003, from John H. Frazer, Jr., a single man, to Jubilation, LLC., Filed May 16, 2003, and recorded in O. R. Book 306, Page 942. (See Copy Attached).

Warranty Deed, dated Feb. 28, 1994, from Edward J. knight and wife, Gwendoline E. Knight, to Donald L. Thiel and wife, Rhonda Lynn Thiel, Filed March 3, 1994, and recorded in O. R. Book 168, Page 510. (See Copy Attached).

Memorandum of Agreement for Purchase and Sale of Real Estate, Filed Oct. 16, 2002, and recorded in O. R. Book 291, Page 550. (See Copy Attached).

Warranty Deed, dated May 9, 2003, from Donald L. Thiel and Rhonda Lynn Thiel, husband and wife, to Jubilation, LLC., Filed May 16, 2003, and recorded in O. R. Book 306, Page 945. (See Copy Attached).

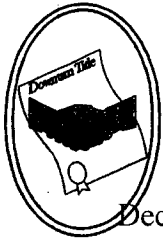
Warranty Deed, dated May 10, 2003, from Mittie Pauline Frazer Crowe, a married woman, to Jubilation, LLC., a Florida Limited Liability Company, Filed May 16, 2003, and recorded in O. R. Book 306, Page 949. (See Copy Attached).

Warranty Deed, dated May 10, 2003, from Don M. Crowe, and Paula F. Crowe, a/k/a Mittie Pauline Frazer Crowe, husband and wife, to Jubilation, LLC., a Florida Limited Liability Company, Filed May 16, 2003, and recorded in O. R. Book 306, Page 952. (See Copy Attached).

Warranty Deed, dated Jan. 16, 2004, from Laurel Conley Rogers and Anne F. Rogers, husband and wife, to Jubilation, LLC., Filed Jan. 29, 2004, and recorded in O. R. Book 330, Page 36. (See Copy Attached).

Articles of Merger for Jubilation, LLC., Filed May 16, 2003, and recorded in O. R. Book 306, Page 925. (See Copy Attached).

Plat of Jubilation Phase II., as per Plat recorded in Plat Book 5, Page 12, of the Plat Records of Gulf County, Florida.



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Declaration of Covenants, Conditions, and Restrictions for Jubilation, Filed Aug. 2, 2004, and recorded in O. R. Book 347, Page 824. (See Copy Attached).

Joinder and Consent to Recordation of the Plat of Jubilation Phase II, Filed Aug. 24, 2004, and recorded in O. R. Book 350, Page 284. (See Copy Attached).

Notice of Termination of Declarant's Rights to Administer Architectural Controls at Jubilation, Filed March 1, 2007, and recorded in O. R. Book 432, Page 534. (See Copy Attached).

Warranty Deed, dated Sept. 3, 2004, from Jubilation, LLC., a Florida Limited Liability Company, to Samary, LLC., a Georgia Limited Liability Company, Filed Sept. 13, 2004, and recorded in O. R. Book 352, Page 406. (See Copy Attached).

Memorandum of Repurchase Option, dated Sept. 3, 2004, Filed Sept. 13, 2004, and recorded in O. R. Book 352, Page 408. (See Copy Attached).

Notice of Release of Ten Month Right of Repurchase, Filed Feb. 16, 2005, and recorded in O. R. Book 367, Page 364. (See Copy Attached).

Grant of Easement, dated May 31, 2005, from Jubilation, LLC., Filed June 3, 2005, and recorded in O. R. Book 379, Page 665. (See Copy Attached).

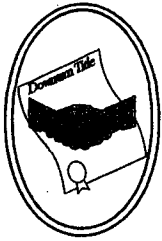
Limited Liability Company Affidavit, for Samary, LLC., Filed May 5, 2009, and recorded in O. R. Book 474, page 397. (See Copy Attached).

Warranty Deed, dated March 14, 2006, from Samary, LLC., a Georgia Limited Liability Company, to Richard E. Parvey, Filed March 24, 2006, and recorded in O. R. Book 405, Page 507. (See copy Attached).

Warranty Deed in Lieu of Foreclosure, dated March 28, 2008, from Richard E. Parvey, a married man, to Commercial Bank, a Georgia Banking Corporation, Filed April 25, 2008, and recorded in O. R. Book 457, Page 606. (See Copy Attached).

Corporate Warranty Deed, dated July 7, 2008, from Commercial Bank, a Georgia Banking Corporation, to George T. Hamm, Filed July 17, 2008, and recorded in O. R. Book 462, Page 8. (See Copy Attached).

Quit-Claim Deed, dated Jan. 26, 2012, from George P. Hamm, Jr., A/K/A George T. Hamm, Jr., to G.P.H. Holdings, LLC., Filed Feb. 23, 2012, and recorded in O. R. Book 516, Page 980. (See Copy Attached).



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ENCUMBRANCES:

Claim of Lien for Assessments, by Jubilation Homeowners' Association, Inc., Filed April 29, 2013, and recorded in O. R. Book 536, Page 502. (See Copy Attached).

**Tax Roll shows the following as to Captioned lands:
PARCEL ID# 06287-385R
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 August 27, 1996, 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. 1067

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.

I, 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:

06287-385R

2014 FINAL ASSESSMENT R 1582300

EXEMPTION TYPE	VALUE	TAXABLE VALUE	CODE	ACRES
		45,000	0004	

OWNER ON RECORD

G P H HOLDINGS LLC
PO BOX 386
LAKELAND, GA 31635

DESCRIPTION:

JUBILATION PHASE II PB 5 PG 12
LOT 57
ORB 462/8 FR COMMERCIAL BANK
ORB 516/980 QC FR HAMM
MAP 35D

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

GULF, Florida.



Signature, tax collector or designee

Date

**Shirley J Jenkins, CFC
Gulf County Tax Collector
Application for Tax Deed**

Property I. D. Number: 06287-385R

Owner Name: GPH Holdings LLC

1. GPH Holdings LLC

PO Box 275

Lakeland, GA 31635

also: Grent L Coggins & Trent L Coggins

706 N Patterson Street

Valdosta, GA 31601

also: PO Box 386

Attn: George Hamm

Lakeland, GA 31635

2. Anderson B Frazer

4001 Willis Road

Columbus, GA 31904

3. John H Frazer Jr

4001 Willis Road

Columbus, GA 31904

also: 44 Cascade Road

Columbus, GA 31904

also: 70 Rose Creek Cove Road

Franklin, NC 28734

4. Mittie Pauline Frazer Crowe AKA Paula F Crowe

3017 South Cove Drive

Birmingham, AL 35216

also: 5030 Forest Drive

Pell City, AL 35128

5. Anne Caroline Frazer Rogers

PO Box 700

Newnan, GA 31820

2010 APR 10 PM 4:36
RECEIVED
GULF COUNTY, FLORIDA
CLERK OF SUPERIOR COURT
FOR RECORD

**Shirley J Jenkins, CFC
Gulf County Tax Collector
Application for Tax Deed**

6. Don M Crowe
5030 Forest Drive
Pell City, AL 35128

7. Ashwood Development Company as Managing Member of Jubilation LLC
c/o Cole Forsyth, Vice President
1440 Dutch Valley Place
Suite 100
Atlanta, GA 30324
also: William Harrison
101 Harrison Avenue
Panama City, FL 32401

8. Huey, Guilday, Tucker, Schwartz & Williams PA
c/o Claude R Walker, Esquire
1983 Centre Pointe Blvd
Suite 200
Tallahassee, FL 32308
also: c/o Claude R Walker, Esquire
PO Box 12500
Tallahassee, FL 32317-2500

9. Jubilation LLC
1708 Metropolitan Blvd
Tallahassee, FL 32308
also: William Harrison
101 Harrison Avenue
Panama City, FL 32401

10. Edward J Knight & Gwendoline E Knight
RT 1 Box 634
Port St Joe, FL 32456

11. Donald L & Rhonda Lynn Thiel
1342 Cape San Blas Road
Port St Joe, FL 32456

**Shirley J Jenkins, CFC
Gulf County Tax Collector**

**12. Laurel Conley Rogers & Anne J. Rogers
Application for Tax Deed**

PO Box 1311
Cullowhee, NC 28723

13. EMW LLP

Michael A Grimsley & T Cole Forsyth members & general partners
1440 Dutch Valley Place
Atlanta, GA 30324

14. Samary LLC

Joel Barrett managing member of Samary LLC
Julie B Barrett member of Samary LLC
1206 Riftwood Lane
Thomasville, GA 30324

15. Richard E Parvey

PO Box 2157
Thomasville, GA 31799

16. Commercial Bank

PO Box 710
Thomasville, GA 31799

17. George T Hamm Jr AKA George P Hamm Jr

PO Box 275
Lakeland, GA 31635
also: 328 E Church Street
Lakeland, GA 31635

18. Flag Developing LLC(06287-380R)

PO Box 596
Lakeland, GA 31635

19. Flag Developing LLC(06287-390R)

PO Box 596
Lakeland, GA 31635

**Shirley J Jenkins, CFC
Gulf County Tax Collector
Application for Tax Deed**

20. Reno Rax LLC (06287-355R)

905 Monument Avenue

Port St Joe, FL 32456

21. Capital One Cltrl Assignee of Fig 2241 LLC (Certificate Holder)

PO Box 54862

New Orleans, LA 70154

22. Jubilation Homeowners Association Inc

106 Trade Circle West Suite H

Port St Joe, FL 32456