

Abstract of Title

TO
Lots 8, 9, 10, 11, 40, 41, 42 and
Lot 43 of Block 10 according to Realty Securities Corporation's Plat of Railroad Shops Colored Addition, comprising the Southeast Quarter (SE $\frac{1}{4}$) of Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-three (23) Township Fifty-three (53) South, of Range Forty-one (41) East, according to plat filed for record in the office of the Clerk of the Circuit Court in and for Dade County, Florida, in Plat Book Five (5) at Page Three (3).

1.
United States of America, Patent
Dated Oct. 12, 1897.
Filed Mch. 15, 1898.
Recorded in Book "S" of Deeds, Page 417
Consideration, Grant
To
Jonathan Sands.
Grants:
NW $\frac{1}{4}$ of Section 23, Township 53 South, of Range 41 East, 160 acres, lying and being in Dade County, Florida.

2.
Jonathan Sands and wife,
Lenora, Mortgage
Dated July 27, 1897.
Filed Sept. 4, 1897.
Recorded in Book "F" of Mortgages, Page 192
Consideration \$114.00
To
J. O. Armour.
Encumbers:
All of NW $\frac{1}{4}$ of Section 23, Township 53 South, of Range 41 East, 160 acres, lying and being in Dade County, Florida.

3.
J. O. Armour, Satisfaction of Mortgage F/192
Dated Sept. 28, 1898.
Filed Sept. 20, 1899.
Recorded in "B" of Sat. Mtgs., Page 4
Consideration, Full Payment
To
John Sands.
Satisfies in full the Mortgage shown in the preceding number of this search.

4.
Jonathan Sands and wife, Leonora, Mortgage
Dated Oct. 28, 1907
Filed Nov. 6, 1907
Recorded in Book 12 of Mortgages, Page 276
Consideration \$200.00
To
Wilson & Toomer Company.
Encumbers:
N $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 53 South, of Range 41 East, 20 acres more or less, lying and being in Dade County, Florida.

5.
Wilson & Toomer Fertilizer Company,
by Lorenzo A. Wilson, President, Satisfaction of Mortgage 12/276
Dated April 11, 1908
Filed Dec. 6, 1910
Recorded in Book 4 of Sat. Mtgs., Page 372
Consideration \$200.00
To
Jonathan Sands and wife,
Leonora.
Satisfies in full the Mortgage shown in the preceding number of this search.

6.
Jonathan Sands and wife,
Leonora, (Jonathan signs by mark), Warranty Deed.
Dated Dec. 15, 1910
Filed Jan. 6, 1911
Recorded in Book 59 of Deeds, Page 289
Consideration, \$5.00 and other valuable considerations.
To
Minnie V. Chaille.
Conveys:
SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 53 South, of Range 41 East, 80 acres more or less, lying and being in Dade County, Florida.

7.
Minnie V. Chaille and J. F. Chaille,
her husband, Mortgage
Dated July 16, 1912
Filed July 17, 1912
Recorded in Book 27 of Mortgages, Page 70
Consideration \$1000.00
To
Dade County Security Company.
Encumbers:
The land described in the preceding number of this search.

Dade County Security Co.,
By Edwin Nelson, President,

To

Minnie V. Chaille and
J. F. Chaille, her husband.

Satisfies in full the Mortgage shown in the preceding number of this search.

8.

Satisfaction of Mortgage 27/70

Dated Mar. 20, 1913
Filed Mar. 20, 1913
Recorded in Book 7 of Sat. Mtgs., Page 38.
Consideration \$1000.00

9.

Minnie V. Chaille,
J. F. Chaille, her husband,

To

Eugene Zeigler.

Conveys:
The land described in No. 6 of this search.

Warranty Deed

Dated March 20, 1913
Filed March 20, 1913
Recorded in Book 105 of Deeds, Page 117
Consideration \$10.00 and other valuable
considerations.

10.

Eugene Zeigler and wife,
Clara R.,

To

Evergreen Cemetery Company,
a corporation.

Agrees to convey:—The land described in No. 6 of this search.

Payments as follows:—\$50.00 cash; \$950.00 on delivery of contract; \$1000.00 on or before 4 months; \$2000.00 on or before 1 year; and \$4000.00 on or before 2 years, at 8%.

Agreement

Dated Sept. 17, 1913
Filed Sept. 30, 1913
Recorded in Book 111 of Deeds, Page 469
Consideration \$8000.00

11.

F. W. Hahn and wife,
Florence G.,

To

Eugene Zeigler.

Quit-claims:—The land described in No 6 of this search.

Quit-Claim Deed

Dated March 18, 1914
Filed April 18, 1914
Recorded in Book 122 of Deeds, Page 302
Consideration \$10.00 and other valuable
considerations.

12.

Evergreen Cemetery Company,
a corporation, by T. O. Wilson, President,

To

Realty Securities Corporation,
a corporation.

The party of the first part agrees to sell to the party of the second part, the following described land:
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 53 South, of Range 41 East, lying and being in Dade County, Florida.

Agreement

Dated July 9, 1915
Filed July 9, 1915
Recorded in Book 141 of Deeds, Page 280
Consideration \$100.00 and other good and valuable
considerations.

13.

Realty Securities Corporation,
a corporation,
By J. E. Junkin, Vice-President,
To
The Public.

This is a Plat of Railroad Shops Colored Addition, comprising the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 53 South, of Range 41 East.
Into Blocks 1 to 16 inclusive.
Approved by the City Council by Resolution No. 935, passed and adopted Nov. 9th, 1915.

CASPER HEFTY, President.

Plat

Dated Nov. 16, 1915
Filed Dec. 14, 1915
Recorded in Book 5 of Plats, Page 3

14.

Realty Securities Corporation,
a corporation,
By T. O. Wilson, President,
To
Evergreen Cemetery Company,
a corporation.

Quit-claims:
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 53 South, of Range 41 East, lying and being in Dade County, Florida.

Quit-Claim Deed

Dated March 4, 1916
Filed March 7, 1916
Recorded in Book 150 of Deeds, Page 41
Consideration \$1.00

15.

Eugene Ziegler and wife,
Clara R.,

To

Evergreen Cemetery Company.

Conveys:
The land described in No. 6 of this search.
\$8.00 I. R. Stamps attached.

Warranty Deed

Dated March 21, 1916
Filed March 22, 1916
Recorded in Book 148 of Deeds, Page 297
Consideration \$8,000.00

State of Florida,
by Park Trammell, Governor,
To
Evergreen Cemetery Company.

16.

Charter

Dated Sept. 8, 1913
Filed Sept. 10, 1913
Recorded in Book "C" of Corp., Page 235

State of Florida grants a Charter with a Capital Stock of \$45,000.00 for the purpose of owning, constructing, maintaining and operating cemeteries, etc., also to acquire and dispose of by purchase or otherwise any and all real estate.

Affidavit of Clifton D. Benson, Secretary and Treasurer of the Evergreen Cemetery Company that 10% of the Capital Stock has been paid.

Evergreen Cemetery Company,
by J. E. Junkin, Vice-President,
To
Realty Securities Corporation.

17.

Warranty Deed.

Dated March 21, 1916
Filed March 22, 1916
Recorded in Book 148 of Deeds, Page 298
Consideration \$10 and other valuable considerations.

Conveys:
The SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 53 South, of Range 41 East, 40 acres more or less, lying and being in Dade County, Florida.

State of Florida, by
Albert W. Gilchrist, Governor,
To
Model Groves Company.

18.

Charter

Dated Aug. 31, 1912
Filed Sept. 4, 1912
Recorded in Book "C" of Corp., Page 30

State of Florida grants a Charter with a Capital Stock of \$25,000.00 for the purpose of buying, owning, leasing and otherwise acquiring, dealing in and disposing of real estate.

Affidavit of Clifton D. Benson, Treasurer, that 10% of the capital stock has been paid.

Model Groves Company,
To
Realty Securities Corporation.

19.

Amendment to Charter

Dated Oct. 27, 1913
Filed Oct. 30, 1913
Recorded in Book "C" of Corp., Page 267

State of Florida grants amendment to the Charter of the Model Groves Company, as follows:

"Be it resolved that the corporate name of this corporation be changed from Model Groves Company to Realty Securities Corporation."

State of Florida, by
Park Trammell, Governor,
To
Realty Securities Corporation.

20.

Amendment to Charter

Dated Nov. 3, 1914
Filed Nov. 6, 1914
Recorded in Book "C" of Corp., Page 454

State of Florida grants the following amendments to charter:

Article 3; That the Capital Stock of said Corporation shall be \$300,000.00.

Article 5; That the business of said Corporation shall be conducted by a Board of Directors composed of not less than four nor more than seven members.

Article 6; The highest amount of indebtedness or liability shall be \$300,000.00.

Realty Securities Corporation,
by T. O. Wilson, President,
To
Dade County Security Company.

21.

Mortgage

Dated March 21, 1916
Filed March 24, 1916
Recorded in Book 57 of Mortgages, Page 356
Consideration \$3500.00

Encumbers:
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 53 South, of Range 41 East, 40 acres more or less, lying and being in Dade County, Florida.

1 note \$3500.00 due in 10 years, with dues, interest and premium payable on or before noon of the first Tuesday in each and every month, premium to be at the rate of 33c a month and interest at the rate of 6% per annum on each and every \$100.00 or fraction thereof remaining unpaid.

This note may be paid at any time by paying two months interest and a premium in advance.

70c I. R. Stamps on original note.

Realty Securities Corporation,
By Geo. E. Merrick, Vice-President,
To
Evergreen Cemetery Company.

22.

Mortgage

Dated Mch 21, 1916
Filed Mch 22, 1916
Recorded in Book 59 of Mtgs., Page 9

Encumbers:
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 53 South of Range 41 East.

Subject to Mortgage dated March 21st, 1916 for \$3500.00.

Mortgagor shall fully discharge and fulfill a certain Agreement of purchase between the parties hereto dated 21st day of March, 1916. And provides also that lots shall be released from the operation of this Mortgage for all amounts paid to the Evergreen Cemetery Company as settlement made for such lots in accordance with said agreement.

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CERTIFICATE

THE
SECURITY ABSTRACT COMPANY

(A Corporation Under the Laws of the State of Florida)

DOTH CERTIFY:

FIRST: That the foregoing and annexed abstract of title, comprising entries from (1) to (30) inclusive, was compiled by it from the public records of Dade County, Florida, and from such other public records and sources as are therein indicated.

SECOND: This abstract of title covers that period of time extending from beginning to and including the date of this certificate.

THIRD: This abstract exhibits all instruments of record purporting to transfer, convey, mortgage, charge or encumber the title to or any interest in the land described; and also all suits at law or in chancery, if any, (as evidenced by a Lis Pendens notice that has been recorded), now pending in the Circuit Court of the State of Florida in and for said Dade County, in anywise affecting or relating to the title to said land.

FOURTH: This abstract exhibits all unsatisfied judgments and decrees, if any, for the recovery of money from and against any of the several persons (by the names and initials as therein stated, but not otherwise) who have been or are now parties to the chain of title to said land, as shown by the conveyances herein exhibited, and which are of record in the office of the Clerk of the Circuit Court, in and for said Dade County, Florida, exclusive of such, if any, as were entered subsequent to the date of the filing for record of the conveyance by which such person or persons parted with the title.

FIFTH: All items exhibited in this abstract, unless otherwise noted, are executed in regular form according to the General Statutes of the Laws of Florida.

SIXTH: This abstract exhibits all unredeemed Tax Sales as shown by the records of the Clerk of the Circuit Court in and for Dade County, Florida; also, all unpaid State, County and City Taxes for which said land is chargeable, exclusive of taxes for the year 1924.

IN WITNESS WHEREOF, the said Company has caused these presents to be signed in its name and its Corporate Seal to be hereunto affixed this 6th day of September, A. D., 1924.

SECURITY ABSTRACT COMPANY

By

E. J. Smith

Secretary

CERTIFICATE NO. 25056

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ling sources.

No. 23

Dade County Security Company,
by Edwin Nelson, President,
Attest: D. C. Hoover, Cashier,

to

Realy Securities Corporation.

Partial Release

December 11, 1916
Filed December 14, 1916
Recorded in Sat/Mtge
Book 19 at page 269

Consideration: \$50.00

Releases:

Lots 8 and 9 of Block 10, (and other lands)
of the Railroad Shops Colored Addition, ac-
cording to Plat filed for record in the office
of the Clerk of the Circuit Court in and for
Dade County, Florida, as per Plat Book 3,
page 183.

From the operation of that certain mortgage made by party
of second part herein to said party of the first part, dated March
21st, 1916, recorded in Mortgage Book 57, page 356, of the Public
Records of Dade County, Florida, encumbering the above described and
other lands.

No. 24

Realty Securities Corporation,
a corporation, laws of Florida,
by T. O. Wilson, President,
Attest: Clifton D. Benson, Secretary,

to

Dade County Security Company, a
corporation, laws of Florida.

Mortgage

Dated November 22, 1916
Filed December 14, 1916
Recorded in Mortgage
Book 64 at page 231

Amount: \$1,000.00

Encumbers:

Lots 8 and 9, of Block 10, (and other lands)
of the Railroad Shops Colored Addition, ac-
cording to Plat filed for record in the office
of the Clerk of the Circuit Court in and for
Dade County, Florida, as per Plat Book 3, at
page 183.

Secures an indebtedness of \$1,000.00, evidenced by one
note of even date herewith, due seven years after date, with dues,
interest and premium payable at the office of the Company on or
before noon of the first Tuesday in each and every month. Premium
to be at the rate of 33¢ a month and interest to be at the rate
of six per cent per annum, on each and every \$100.00 or fraction
thereof remaining unpaid.

\$1,200.00 Insurance required. Contains 3 months
default clause.

No Corporate Seal.

No. 25

Evergreen Cemetery Company,
a corporation, laws of Florida,
by T. O. Wilson, President,

to

Whom Concerned.

Satisfaction of Mortgage

Dated March 31, 1922
Filed March 31, 1922
Recorded in Sat/Mtge
Book 48 at page 511

Consideration: Full Payment

Acknowledges full payment and satisfaction of that certain mortgage made by Realty Securities Corporation, a Florida corporation, to first party herein, dated March 21, 1916, recorded in Mortgage Book 59, page 9, in the office of the Clerk of the Circuit Court of Dade County, Florida, encumbering the land therein described, and cancels the same of record.

The mortgagee herein certifies that the said note has been paid, cancelled and surrendered to the mortgagors.

No. 26

Dade County Security Company,
a Florida corporation, by
J. I. Wilson, President,

to

Whom Concerned.

Satisfaction of Mortgage

Dated March 23, 1922
Filed March 24, 1922
Recorded in Sat/Mtge
Book 46 at page 446

Consideration: Full Payment

Acknowledges full payment and satisfaction of that certain mortgage made by Realty Securities Corporation, a corporation, to first party herein, dated March 21, 1916, and recorded in Mortgage Book 57, page 356, in the office of the Clerk of the Circuit Court of Dade County, Florida.

Certifies that the note secured by said mortgage has been fully paid, cancelled and surrendered.

No. 27

Dade County Security Company,
a Florida corporation, by
J. I. Wilson, President,

to

Whom Concerned.

Satisfaction of Mortgage

Dated June 20, 1923
Filed June 22, 1923
Recorded in Sat/Mtge
Book 64 at page 195

Consideration: Full Payment

Acknowledges full payment and satisfaction of that certain mortgage made by Realty Securities Corporation, a corporation of Florida by T. O. Wilson, President, Clifton D. Benson, Secretary and Treasurer, dated November 22nd, 1916, and now of record in Dade County, Florida, in Book 64 of Mortgages, page 231, and further certify that the promissory note secured by said mortgage have been fully paid, cancelled and surrendered.

RECORDED IN BOOK 7 AT PAGE 159

RECORDED IN BOOK 7 AT PAGE 159

PA J. O. MITCHELL, REGISTER
OF COLLECTOR, DEPT. OF REVENUE
HALL BLDG. GENERAL CORPORA

BOOK 7 AT PAGE 159
RECORDED IN BOOK 7 AT PAGE 159
DATE RECORDED IN 1924

RECORDED IN BOOK 7 AT PAGE 159

No. 28

Tax Collector, Dade County,
Florida,
to
Realty Securities Corporation.

Tax Sale
Dated August 4, 1924
Filed August 29, 1924
Recorded in Tax Sale
Book 7 at page 159
Consideration: \$3.29

Tax Certificate #804 reports the sale of:
Lots 8 and 9 of Block 10 of Railroad Shops
Colored Addition,

assessed to Chas. Pierce, sold to Realty Securities Corporation,
for unpaid State and County taxes for the year 1923, amounting to
\$3.29.

No. 29

Tax Collector, Dade County,
Florida,
to
Realty Securities Corporation.

Tax Sale
Dated August 4, 1924
Filed August 29, 1924
Recorded in Tax Sale
Book 7 at page 159
Consideration: \$6.12

Tax Certificate #805 reports the sale of:
Lots 40 to 43, inclusive, of Block 10, of
Railroad Shops Colored Addition,

assessed to Chas. Pierce, sold to Realty Securities Corporation,
for unpaid State and County taxes for the year 1923, amounting to
\$6.12.

NOTICE OF DELINQUENCY

20

STATE OF FLORIDA
COUNTY OF DALLAS

Book 1 of Page 123
Recorded to Tax Note
Filed March 28, 1924
Dated March 2, 1924

tax note

No. 30

CERTIFICATE

OF THE
ABSTRACT COMPANY

No. 30

TAX NOTATION:

The State and County taxes for the year 1923 (as to Lots 10 and 11 of Block 10 of Railroad Shops Colored Addition) are now due and payable.

Eliza Price
Charles Price

An

Abstract of Title

FOR

Realty Securities Corp.

TO

Lots 8, 9, 10, 11,
40, 41, 42 & 43 of
Block 10 of RAILROAD
CHOPS COLORED ADDITION.

FROM

Security Abstract Company
INCORPORATED

ABSTRACTS PREPARED, MONEY LOANED
AND INVESTED

33 N. E. FIRST AVENUE

Miami, Dade County, Florida

No. 25056