
ABSTRACT OF TITLE

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Lot 3 of Block 7 Sec 4 of POINCIANA, a subdivision of Sections 3, 4 and 9, of Township 56 South of Range 31 East, Monroe County, Florida, as the same appears of record in Plat Book 1, page 174, Records of Monroe County, Florida.
of Government Section 3, Twp 56 South, Range 31 East.

Book B-4, page 489. Dated Apr. 29, 1903. Filed Dec. 19, 1924. Patent.	United States of America, —to— State of Florida.	No. 1 Grants and conveys lands described in caption, and other lands. Signed by the President, and recorder of the General Land Office with his official seal affixed.
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Book U, page 132. Dated July 6, 1901. Filed Apr. 15, 1902. Deed. Cons. \$60,672.	Trustees of the Internal Improvement Fund of State of Florida, —to— Charles H. Scott.	No. 2 Conveys certain lands lying within the following lines: Beginning at the Southwest corner of Twp. 53 S. of R. 31 E.; thence 13 miles South; thence 24 miles East; thence 1 mile North; thence 1 mile East; thence 12 miles North; thence 25 miles West to the point of beginning. With the right to dig, excavate and maintain canals and ditches over, through and across the same for the purpose of drainage. With the further right to take and use from any adjacent lands owned or held by said Board, any earth, timber, stone and other materials necessary for the construction or maintenance of such canals or waterways. Instrument is signed by the Trustees of the Internal Improvement Fund, with the seal of the Commissioner of Agriculture affixed
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Book U, page 141. Dated Apr. 1, 1902. Filed May 7, 1902. Deed. Cons. \$1.00.	Board of Education of State of Florida, —to— Charles H. Scott.	No. 3 Conveys the same land as described in preceding Entry No. 2. Instrument is signed by the Trustees of the Board of Education, with the seal of the Commissioner of Agriculture affixed.
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Book U, page 129. Dated July 23, 1901. Filed Apr. 15, 1902. Warranty Deed. Cons. \$1.00 OVC	Charles H. Scott, —to— The Real Estate Trust Company, a corporation.	No. 4 Conveys the same land as described in Entry No. 2 and with same privileges as therein granted. Instrument is signed, sealed, and acknowledged and has two witnesses.
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Book U, page 131. Dated Mar. 20, 1902. Filed Apr. 16, 1902. Quit-Claim Deed Cons. \$1.00 and OVC	Josephine Bennett Scott, —to— The Real Estate Trust Company, a corporation.	No. 5 Conveys same land as described in Entry No. 2. Instrument is executed for the purpose of releasing dower as the wife of Charles H. Scott. Deed is signed, sealed, acknowledged, and has two witnesses. Dower released.
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Book 1, page 285. Dated Aug. 10, 1885. Filed Dec. 7, 1925. Articles of Incorporation.	State of Pennsylvania, —to— The Real Estate Trust Company of Philadelphia.	No. 6 Grants power to exercise all privileges incident to said corporation
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No. 7

Book U, page 132.
Dated Feb. 4, 1902.
Filed Apr. 16, 1902.
Warranty Deed.
Cons. \$1.00 and
OVC

The Real Estate Trust Com-
pany of Philadelphia, a cor-
poration,
—to—

The National Timber Com-
pany, a corporation of New
Jersey.

Conveys the land described in Entry No. 2 herein.
Instrument is officially executed, attested by the Secretary with
the corporate seal affixed, acknowledged and has two witnesses.

No. 8

State of New Jersey, Department of State

I, Thomas F. Martin, Secretary of State of New Jersey, do hereby certify that according to the records of this office, the National Timber Company, was incorporated under the laws of this State Nov. 27, 1901, and said Company was dissolved by action of the Stockholders Jan. 19, 1911.

In Testimony Whereof, I have hereunto set my hand and affixed my seal at Trenton, this day of Dec. A. D. 1924.
Recorded this 7th day of January, 1925.

No. 9

Book X, page 154.
Dated June 1, 1908.
Filed Aug. 22, 1908
Warranty Deed.
Cons. \$62,209.00.

National Timber Company,
a corporation,
—to—

Archibald W. Hopkins.

Conveys the lands described in Entry No. 2 herein.
Deed is signed by President, attested by the Secretary, ac-
knowledged, corporate seal affixed and has two witnesses.

No. 10

Book A-3, page 129.
Dated May 19, 1917.
Filed July 10, 1917.
Warranty Deed.
Cons. \$350,000.

Archibald W. Hopkins and
Cara M. Hopkins, his wife,
—to—

J. F. Jaudon.

Conveys lands as described in Entry No. 2 herein.
Deed is signed, sealed, acknowledged, and has two witnesses.
Dower is not released by wife.

No. 11

Book B-4, page 557.
Dated May 19, 1917.
Filed Jan. 27, 1925.
Warranty Deed.
Cons. \$350,000.

Archibald W. Hopkins and
Cara M. Hopkins, his wife
—to—

J. F. Jaudon.

This is the same instrument shown in Entry No. 10, re-recorded
with a relinquishment of dower by wife.

No. 12

Book O, page 176.
Dated May 26, 1917.
Filed July 2, 1917.
Mortgage.
Cons. \$350,000

J. F. Jaudon and wife, Maud
C. Jaudon,
—to—

A. W. Hopkins, Franklin
Floete and J. H. McCord.

Encumbers lands described in Entry No. 2 of abstract.
Instrument is signed, sealed, and acknowledged and has two wit-
nesses.

No. 13

Book D, page 557.
Filed Dec. 19, 1924.
Certified Copy of
Probate.

In the Matter of the Estat-
of Franklin Floete, deceased
In the County Court, Mon-
roe County, Fla.

Certified copy of Petition for Probate of Will, Certificate of Pro-
bate, Proof of Order admitting Will to Probate; Copy of Will and Let-
ters Testamentary, in said estate; Certificate of Clerk of District
Court, Clay County, Iowa, ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ show-
ing that Franklin G. Floete, Harry E. Glover and Roger Graham, were
appointed executors of said estate.

Harry E. Glover, No. 14

Book 7, page 5.
Dated July 29, 1924.
Filed Mar. 12, 1926.
Satisfaction of
Mortgage.
Full payment.

A. W. Hopkins/J. H. Mc-
Cord, F. G. Floete, Roger
Graham, Executioners of es-
tate of Franklin Floete de-
ceased, owners and holders
of certain mortgage given by
J. F. Jaudon and Maud C.
Jaudon, his wife,
—to—

J. F. Jaudon and Maud C.
Jaudon, his wife.

Releases mortgage recorded in Book O, page 176, and shown here-
in at Entry No. 12.

Instrument is signed, sealed, and acknowledged, and has two wit-
nesses.

Book A-3, page 120. Dated May 26, 1917. Filed May 27, 1917. Warranty Deed. Cons. \$1.00. OC	J. F. Jaudon and his wife, Maud C. Jaudon, —to— D. A. McDugal	No. 15 Conveys an undivided 1-10 interest in Sections 1 to 6 of Twp. 56 S. of R. 31 E. with other lands. Subject to first mortgage shown at Entry No. 12. Instrument is signed, sealed, acknowledged and has two witnesses. Dower released.
Book A-4, page 225. Dated May 23, 1918. Filed Sept. 29, 1920. Quit-Claim Deed. Cons. \$1.00.	D. A. McDugal and his wife, Myrtle A. McDugal —to— J. F. Jaudon.	No. 16 Conveys all their interest in the lands as described in preceding Entry No. 15. Instrument is signed, sealed, and acknowledged, has two witnesses and dower is released.
Book B-2, page 598. Dated Dec. 11, 1924. Filed Jan. 7, 1925. Warranty Deed. Cons. \$1.00.	D. A. McDugal and wife Myrtle A. McDugal —to— J. F. Jaudon.	No. 17 Conveys, with other lands, the land described in Entry No. 2. This deed is executed for the purpose of adding the usual covenants of Warranty to a Quit-Claim Deed executed May 23, 1918 between the same parties. Deed is signed, sealed, acknowledged, and has two witnesses. Dower released.
Book A-4, page 226. Dated Sept. 25, 1917. Filed Sept. 29, 1920. Warranty Deed. Cons. \$100,000.	J. F. Jaudon and wife Maud C. Jaudon, —to— Chevelier Corporation, a corporation of the State of Florida.	No. 18 Conveys the land described in Entry No. 2 hereof. Subject to mortgage to Archibald W. Hopkins and wife. Instrument is signed, sealed and acknowledged, and has two witnesses and dower released.
Book 1, page 183. Dated Jan. 4, 1918. Filed Dec. 18, 1924. Articles of Incorporation.	State of Florida, —to— Chevelier Corporation.	No. 19 Grants power to sell real estate and exercise other privileges in connection therewith.
Book O, page 388. Dated Jan. 1, 1921. Filed Feb. 7, 1921. Mortgage. Cons. \$600,000.	Chevelier Corporation, a corporation, —to— J. H. McCord, Franklin Floete and D. A. McDugal, Trustees.	No. 20 Encumbers the land described in the caption hereof, and other lands. Secures 120 notes in the sum of \$5,000 each, dated Jan. 1, 1921, due 10 years from date, with interest at 7 per cent. Instrument is signed by all parties: Chevelier Corporation by President, Secretary, with corporate seal affixed. Also signed by Trustees. Acknowledged and has two witnesses.
Book 8, page 13. Dated May 19, 1926. Filed June 7, 1926. Partial Satisfaction of Mortgage. Cons. \$100.00.	J. H. McCord, D. A. McDugal, C. L. Freeland, Trustees, —to— Chevelier Corporation.	No. 21 Releases the mortgage recorded in Book O, page 388 and shown at Entry No. 20 in so far as the same affects: All of Sections 1, 2, 3, 4 and 5 of Twp. 56 S. of R. 31 E., and Section 6 of Twp. 56 S. of R. 32 E., and Sec. 31. of Twp. 55 S. of R. 32 E. containing 4,480 acres, Monroe County, Florida. Instrument recites that said mortgage provided that upon the death of any one of said Trustees, the remaining trustees had the power to elect a substitute and said Claude L. Freeland was elected to take the place of Franklin Floete, deceased. Instrument is signed, acknowledged and has 6 witnesses.
Book D-4, page 357. Dated Jan. 4, 1926. Filed Jan. 9, 1926. Warranty Deed. Cons. \$10.00 and OVC	Chevelier Corporation, a corporation, —to— The Tropical Florida Development Corporation, a Florida Corporation.	No. 22 Conveys all of Sec. 1, 2, 3, 4 and 5, Twp. 56 S. R. 31 E. (and other lands). Deed is subject to an oil and gas mining lease which the Chevelier Corporation has executed (agreed to execute) to Claude L. Freeland. The Chevelier Corporation hereby reserves a half interest in all rents and royalties accruing from any oil, gas or other minerals, produced from said land. Instrument is signed by Vice-President, attested by Secretary, acknowledged, corporate seal attached and has two witnesses.

No. 23

Book A, page 433. The Tropical Florida Development Corporation,
 Dated Jan. 4, 1926. —to—
 Filed Jan. 12, 1926. Mortgage.
 Cons. \$215,040. Chevelier Corporation, a corporation.

Mortgages same land as described in Entry No. 22, and other lands.
 Instrument is secured by 3 promissory notes of even date herewith, each for the sum of \$71,680, due 1, 2 and 3 years after date, with interest at 7 per cent per annum, payable semi-annually.
 Mortgage is signed by President, attested by Secretary, corporate seal affixed, acknowledged and has two witnesses.

No. 24

Plat Book 1, page 174. By Tropical Florida Development Corporation,
 Dated Apr. 2, 1926. of
 Filed Apr. 2, 1926. Townsite of Poinciana.
 Plat. Townsite of Poinciana.

KNOW ALL MEN BY THESE PRESENTS:
 That the Tropical Florida Development Corporation, duly organized and existing under the laws of the State of Florida, has caused to be made the attached Plat 1, being Sections 1-A, 1-B, 1-C, 1-D, 3, 4, 5, 6, 7, 8, and Plaza of Townsite of Poinciana, same being a subdivision of Sections 3, 4 and 9 of Township 56 South, Range 31 E, Monroe County, Florida, according to a plat of same recorded June 4, 1906 on page 47 of Plat Book 1 of Monroe County, Florida, more particularly described as follows, to-wit: Starting at a point being the Southwest corner of Sec. 9, Twp. 56 S. R. 31 E. and thence North along West line of Sec. 9, Twp. 56 S. of R. 31 E., thence North along West line of Sec. 4, Twp. 56 S. R. 31 E. 10,560 ft. to the NW corner of Sec. 4, Twp. 56 S. R. 31 E. thence E. along the North line of Sec. 4, Twp. 56 S. R. 31 E. and thence East along North line of Sec. 3, Twp. 56 S. R. 31 E., 10,560 feet to the NE corner of Sec. 3, Twp. 56 S. R. 31 E. thence South along the East line of Sec. 3, Twp. 56 S. R. 31 E. 5,170 feet to the corner, thence West 5,280 feet to the corner on the East line of Sec. 4, Twp. 56 S. R. 31 E., thence South along East line of Sec. 4, Twp. 56 S. R. 31 E., thence South along the East line of Sec. 9, Twp. 56 S. R. 31 E. 5,390 feet to the SE corner of Sec. 9, Twp. 56 S. of R. 31 E., thence W. along the South line of Sec. 9, Twp. 56 S. R. 31 E., 5,280 feet to the point of beginning.

And the Tropical Florida Development Corporation, above said, hereby dedicates to the perpetual use of the public for proper purposes the Streets, Boulevards, drives and Thoroughfares as shown thereon and excepting alleys and also excepting any other specific reservations made in this dedication, reserving however, to itself, its successors or assigns reversion or reversions thereof when use is discontinued or when discontinued by law

And the Tropical Florida Development Corporation, above said, hereby further dedicates the perpetual use of the enjoyment of the owner or owners of the lots adjacent thereto and alleys as shown on said plat. Subject, however, to the use of said alleys and all these streets and thoroughfares by said corporation, its successors or assigns for pipe lines, sewers, water lines, telephone lines, gas lines, electric wires and drainage ditches or for such other uses as may be deemed necessary for Public Service Purposes, reserving to itself, its successors, the reversion or reversions thereof when use is discontinued and the Tropical Florida Development Corporation, above said, does hereby make specific reservation for and on behalf of itself, its successors or assigns all rights, uses and franchises for the purpose of operating bus lines, trolley lines or any other public or quasi public transportation facilities, over, across, through or under any thoroughfare or alley as on this said plat.

And the Tropical Florida Development Corporation, above said, owner of the land platted here has caused to be executed, these presents, by its President, attested by its Secretary and its Corporate Seal affixed, this 2nd day of Apr. 1926.

Signed Tropical Florida Development Corporation by Wm. G. Blanchard, President, Arthur Rood, Secretary. Corporate Seal affixed.

Signed, sealed and delivered in the presence of Clifton G. Bailey.

Duly acknowledged by said President and Secretary.

Certificate of S. R. Collins, Surveyor and Engineer, attached as to correctness of Plat.

Approved April 2, 1926, Clifton G. Bailey, County Engineer.

Recorded this 2nd day of April 1926, in Plat Book 1, page 174, Monroe County Records. D. Z. Miller, Clerk of Ct. C.

No. 25.

Book E-3, page 228. Chevelier Corporation,
 Dated July 20, 1925
 Filed June 28, 1926. —to—
 Lease.
 Cons. \$10.00. Claude L. Freeland.
 OGVC

Leases, among other lands, Sec. 1, 2, 3, 4, 5 and 6 of Twp. 56 S. of R. 31 E., for oil and gas mining purposes, for a term of 5 years or as long as oil and gas is produced from said land.
 Signed by Vice-President, attested by Secretary, corporate seal affixed, acknowledged and has two witnesses.

No. 26.

Book D-5, page 350. By Chevelier Corporation,
 Dated May 22, 1926.
 Filed June 2, 1926.
 Release.
 Cons. \$10.00. To Whom it May Concern.
 OGVC

Recites that Claude L. Freeland has executed a release of a certain lease executed by the Chevelier Corporation and for said Consideration said Chevelier Corporation does by these presents remise, release and discharge from the operation of said lease the following lands, among other lands. All of Sec. 3 and all Sec. 4, Twp. 56 S. of R. 31 E.
 Signed by Vice-President, attested by Secretary, corporate seal affixed, acknowledged and has two witnesses.

Book 8 page 262

No. 27.

Cheveller Corporation, a
Corporation,

Dated December 23, 1926

Filed December 28, 1926

—to—

Partial Satisfaction of
Mortgage.

Cons. \$10.00 and other
considerations.

Tropical Florida Develop-
ment Corporation, a Corpor-
ation.

This is a release of the mortgage recorded in Book A-2 Page 433,
in so far as same affects Sections 3 and 4, of Township 56 South,
Range 31 East.

The instrument is signed, with corporate seal affixed, has two
witnesses and is acknowledged.

STATE OF FLORIDA,)
) ss.
COUNTY OF MONROE.)

MONROE COUNTY ABSTRACT COMPANY (Incorporated) does hereby certify that the foregoing and annexed abstract of title, comprising entries from **One (1)** to **Twenty-seven (27)** inclusive, was compiled by us from the public records of Monroe County, Florida, and

We further certify that the same is a true and correct abstract of title to the lands described in the caption hereto to this date, without reference to errors and omissions in the execution of deeds or other instruments mentioned therein.

We further certify that there are no liens, judgments, executions, mortgages, tax sales or other incumbrances found of record, except as mentioned in the said Abstract of Title.

Taxes 1927-28 delinquent.

Witness our hand and official seal at Key West, Florida, this **24th**
day of **August** A. D. 1929.

MONROE COUNTY ABSTRACT COMPANY.

By

Geo. Howell

Manager.