

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR WALTON COUNTY, FLORIDA

CASE NO.:

T & M UNITED II, LLC, a Florida limited  
liability company,

Plaintiff,

v.

FREEPORT BUSINESS PARK OWNERS  
ASSOCIATION, INC., WALTON COUNTY, a  
political subdivision of the State of Florida, PAUL A.  
SCHMITZ, as TRUSTEE of the PAUL A. SCHMITZ  
TRUST dated October 11, 2010, PAUL A. SCHMITZ,  
UNKNOWN SPOUSE OF PAUL A. SCHMITZ,  
THEODORE S. EYSENBACH, SR., UNKNOWN  
SPOUSE OF THEODORE S. EYSENBACH, SR.,  
PAMELA EYSENBACH, UNKNOWN SPOUSE OF  
PAMELA EYSENBACH, C. DOUGLAS AARON,  
UNKNOWN SPOUSE OF C. DOUGLAS AARON,  
CHARLENE A. HALE, UNKNOWN SPOUSE OF  
CHARLENE A. HALE, TRUSTMARK NATIONAL  
BANK, A & O INVESTMENTS OF DESTIN, LLC,  
FLORIDA TRUST MANAGEMENT SERVICES, LLC,  
as Trustee of the 28 FREEPORT BP LAND TRUST,  
and any unknown heirs, devisees, grantees, assignees,  
mortgagees, lienors, creditors, trustees, or other claim by,  
through, under or against any said party, a right, title or  
interest in the subject property, and any other unknown  
persons having or claiming to have any right, title  
or interest in the subject property,

Defendants.

---

**COMPLAINT TO QUIET TITLE**

Plaintiff, T & M UNITED II, LLC ("Plaintiff"), sues Defendants, FREEPORT BUSINESS  
PARK OWNERS ASSOCIATION, INC. ("Association"), WALTON COUNTY, a political  
subdivision of the State of Florida ("Walton"), PAUL A. SCHMITZ, as TRUSTEE of the PAUL A.

SCHMITZ TRUST dated October 11, 2010 ("Schmitz, Trustee"), PAUL A. SCHMITZ ("Schmitz"), UNKNOWN SPOUSE OF PAUL A. SCHMITZ ("Spouse 1"), THEODORE S. EYSENBACH, SR. ("Eysenbach"), UNKNOWN SPOUSE OF THEODORE S. EYSENBACH, SR. ("Spouse 2"), PAMELA EYSENBACH ("P. Eysenbach"), UNKNOWN SPOUSE OF PAMELA EYSENBACH ("Spouse 3"), C. DOUGLAS AARON ("Aaron"), UNKNOWN SPOUSE OF C. DOUGLAS AARON ("Spouse 4"), CHARLENE A. HALE ("Hale"), UNKNOWN SPOUSE OF CHARLENE A. HALE ("Spouse 5"), TRUSTMARK NATIONAL BANK ("Trustmark"), A & O INVESTMENTS OF DESTIN, LLC ("A & O"), FLORIDA TRUST MANAGEMENT SERVICES, LLC, as Trustee of the 28 FREEPORT BP LAND TRUST ("Florida"), and any unknown heirs, devisees, grantees, assignees, mortgagees, lienors, creditors, trustees, or other claim by, through, under or against any said party, a right, title or interest in the subject property, and any other unknown persons having or claiming to have any right, title or interest in the subject property, or other unknown persons or unknown spouses who may claim by, through, under or against any said Defendant, a right, title or interest in the property described in Paragraph "5" below, and alleges:

1. This is an action to quiet title to real property located in Walton County, Florida, with a value which exceeds \$15,000.00.

2. Plaintiff is a Florida limited liability company, with its place of business in Brevard County, Florida, and which owns the real property which is the subject of this action.

3. Defendant, Association, is a Florida not for profit corporation that conducts business in Walton County, Florida.

4. All Defendants other than Trustmark own or may claim an interest in condominium units in a commercial condominium known as "Freeport Business Park, A Commercial Condominium" (the "Condominium"), created pursuant to that Declaration of Condominium (the "Declaration")

recorded in Official Records Book 2781, Page 4190, Public Records of Walton County, Florida.

5. Plaintiff holds title to that real property (the "Property") described on Exhibit "A" hereto, pursuant to that Quitclaim Deed from Gulf Coast Petroleum #129, LLC, recorded in Book 3080, Page 1979, Public Records of Walton County, Florida, a true copy of which is attached as Exhibit "B" hereto.

6. Plaintiff derails its title to the Property as follows:

A. Warranty Deed dated August 13, 1947, from J.R. Sealy and Ida Inscor Sealy to S.H. Adams, recorded in Official Records Book 111, Page 29, Public Records of Walton County, Florida, a true copy of which is attached as Exhibit "C".

B. Warranty Deed dated November 4, 1964, from S.H. Adams and Vallie Adams to Ray C. Dunn and Jewell Ven Dunn, recorded in Official Records Book 196, Page 298, Public Records of Walton County, Florida, a true copy of which is attached as Exhibit "D".

C. Warranty Deed of Gift dated November 28, 2000, from Charles Ray Dunn to Donna Dunn Lowery, recorded in Official Records Book 2296, Page 1751, Public Records of Walton County, Florida, a true copy of which is attached as Exhibit "E".

D. Warranty Deed of Gift dated March 14, 2001, from Donna Dunn Lowery to Donna Dunn Lowery, as Trustee of the Donna Dunn Lowery Family Trust, recorded in Official Records Book 2312, Page 1831, Public Records of Walton County, Florida, a true copy of which is attached as Exhibit "F".

E. Warranty Deed dated November 30, 2006, from Donna Dunn Lowery, individually and as trustee of the Donna Dunn Lowery Family Trust to Exprezit! Convenience Stores 99-Florida, L.C., recorded in Official Records Book 2743, Page 4335.

Public Records of Walton County, Florida, a true copy of which is attached as Exhibit "G".

F. Special Warranty Deed dated November 30, 2006, from Exprezit! Convenience Stores 00-North Carolina, LLC and Exprezit! Convenience Stores 99-Florida, LLC to Fill-Ups Food Stores III, Inc., recorded in Official Records Book 2743, Page 4143, Public Records of Walton County, Florida., a true copy of which is attached as Exhibit "H".

G. Non-Merger Deed in Lieu of Foreclosure dated June 25, 2010, from Fill-Ups Food Stores III, Inc., to 956 Highway 20 LLC, an Oregon limited liability company, recorded in Official Records Book 2844, Page 4703, Public Records of Walton County, Florida, a true copy of which is attached as Exhibit "I".

H. Special Warranty Deed dated October 12, 2011, from 956 Highway 20 LLC, an Oregon limited liability company, to Gulf Coast Petroleum #129, LLC, recorded in Official Records Book 2875, Page 4631, Public Records of Walton County, Florida, a true copy of which is attached as Exhibit "J".

I. Quitclaim Deed From Gulf Coast Petroleum #129, LLC, to Plaintiff, a true copy of which is attached as Exhibit "B".

7. On December 5, 1951, J.R. Sealy and Ida Inscor Sealy, his wife, executed a Warranty Deed to Armstrong Cork Company conveying the property (which adjoins the Property) described in Official Records Book 120, Page 86, Public Records of Walton County, Florida, a true copy of which is attached as Exhibit "K" hereto. That Deed excluded the Property.

8. On November 22, 1960, Armstrong Cork Company, executed a Warranty Deed to Choctawhatchee Electric Cooperative, Inc. conveying the property (which adjoins the Property) described in Official Records Book 171, Page 228, Public Records of Walton County, Florida, a true copy of which is attached as Exhibit "L" hereto. That Deed excluded the Property.

*here starts the beginning of story leading to screw up*

*Here's where Plaintiff's land gets included in someone else's deed by most likely McGill*  
9. On May 24, 2004, Choctawhatchee Electric Cooperative, Inc. executed a Warranty Deed to the said adjoining Property, in favor of McGill Family LLC, but which also, for the first time, erroneously included the Property in the legal description. At the time of the said conveyance, the grantor did not own the Property; it was owned at all times by Plaintiff's predecessor in title. Said Warranty Deed was recorded in Official Records Book 2611, Page 4098, of the Public Records of Walton County, Florida, a true copy of which is attached as Exhibit "M" hereto. *(doing closing I'm guessing without looking it up)*

10. On May 19, 2005, McGill Family, LLC executed a Corporate Warranty Deed in favor of KMC Group, LLC, which again erroneously included the Property in the legal description. Said Corporate Warranty Deed was recorded in Official Records Book 2670, Page 3757, Public Records of Walton County, Florida, a true copy of which is attached as Exhibit "N" hereto. At the time of the conveyance, the grantor did not own the Property.

11. On August 30, 2005, KMC Group, LLC executed a Warranty Deed in favor of Commons Drive, LLC, which again erroneously included the Property in the legal description. Said Warranty Deed was recorded in Official Records Book 2688, Page 2548, Public Records of Walton County, Florida, a true copy of which is attached as Exhibit "O" hereto. At the time of conveyance, the grantor did not own the Property.

12. On December 31, 2007, Commons Drive, LLC recorded the Declaration. The legal description attached as Exhibit "A" to the Declaration erroneously included the Property now owned by Plaintiff. A true copy of the Declaration is attached as Exhibit "P" hereto. At the time the Declaration was recorded, Commons Drive, LLC did not own the Property.

13. The deeds as described in Paragraphs 9, 10 and 11 above are "wild deeds", and are of no legal force or effect, as Plaintiff's predecessors in title were the lawful owners of the Property

*So all these little companies closing at a money never found the Plaintiff's land. ie nobody in back the places & back the problems*

LEGAL DESCRIPTION

Commencing at the intersection of the center lines of State Roads No. 20 and 83, running thence South along the center line of State Road No. 83 a distance of 50 feet; thence Westerly parallel to State Road No. 20 a distance of 60 feet for a Point of Beginning; thence continuing Westerly parallel to State Road No. 20 a distance of 173.3 feet; thence Southerly parallel with State Road No. 83 a distance of 183.3 feet; thence Easterly parallel with State Road No. 20 a distance of 173.3 feet; thence Northerly parallel with State Road No. 83 a distance of 183.3 feet to Point of Beginning; being a part of the North 1/2 of Southwest 1/4, Section 14, Township 1 South, Range 19 West, Walton County, Florida. Less and except any portion of caption property conveyed to the State of Florida in Warranty Deeds recorded in Official Records Book 2626, page 3052, and Official Records Book 2626, Page 3054, of the Public Records of Walton County, Florida.

Commonly known as 956 Highway 20, Freeport, Florida

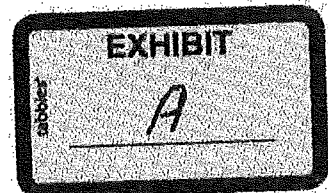
LESS AND EXCEPT:

Parcel 9

Gas Station Parcel;

A parcel of land lying in Section 14, Township 1 South, Range 19 West, Walton County, Florida, being more particularly described as follows:

Begin at a 4 inch square concrete monument, marking the Southeast corner of Freeport Business Park as recorded in Plat Book 18, Page 55, of the Public Records of Walton County, Florida. From said Point of Beginning, along the East line of Freeport Business Park, run North 22 degrees 40 minutes 36 seconds East, a distance of 176.04 feet to a 5/8 inch iron rod and cap stamped NCG LB 3293 on the South right of way line of State Road 20 (Right of Way varies); thence leaving said East line, along said South right of way line, run South 60 degrees 59 minutes 15 seconds East, a distance of 160.65 feet to a 1/2 inch iron rod and aluminum cap stamped Florida R/W at the intersection of said South right of way line with the West right of way line of State Road 83 (100 foot Right of Way); thence leaving said South right of way along said West right of way line, run South 18 degrees 50 minutes 02 seconds West, a distance of 178.16 feet to a 1/2 inch iron rod and illegible cap on the South line of that parcel described in Official Records Book 2875, Page 4631, of the Public Records of Walton County, Florida; thence leaving said West right of way line, along said South line, run North 60 degrees 51 minutes 31 seconds West, a distance of 172.71 feet to the Point of Beginning.



PREPARED BY AND RETURN TO:

JOHN L. SOILEAU, ESQ.  
Watson, Soileau, Deleo  
& Burgett P.A.  
3490 North US Highway 1  
Cocoa, Florida 32926  
(321) 631-1550  
Our File No: 17-3228  
Doc: \$ .70

QUITCLAIM DEED

GRANTOR: Gulf Coast Petroleum #129, LLC, a Florida limited liability company

GRANTEE: T&M United II, LLC, a Florida limited liability company

GRANTEE'S MAILING ADDRESS: 402 High Point Drive, Suite 101  
Cocoa, FL 32926

DATE: July 23<sup>rd</sup>, 2018

LEGAL DESCRIPTION OF PROPERTY LOCATED IN FLORIDA:

SEE ATTACHED EXHIBIT "1"

The Grantors, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to the Grantors in hand paid by the Grantee, the receipt of which is acknowledged, has remised, released and quit-claimed to the Grantee all of the Grantors' right, title, interest, claim or demand, if any, which the Grantors may have in the above described land.

Execution of deed witnessed by:

Witness Name: John L. Soileau

Witness Name: Harold M. Watson

GRANTOR:

Gulf Coast Petroleum #129, LLC, a Florida limited liability company

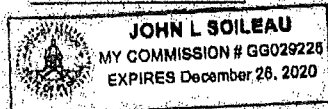
By: Gulf Coast Petroleum, LLC, a Florida limited liability company, Authorized Member

By: Jayesh A Patel  
Jayesh A Patel Authorized Member  
3802 S Ferdon Blvd  
Crestview, FL 32536

ACKNOWLEDGMENT

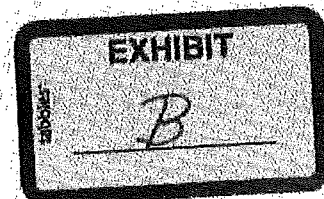
STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of July, 2018, by Jayesh A Patel, as Authorized Member of Gulf Coast Petroleum LLC. Authorized Member of Gulf Coast Petroleum #129, LLC, a Florida limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.



Notary Public: \_\_\_\_\_  
State of Florida at Large (SEAL)  
My Commission Expires \_\_\_\_\_

Appraiser's Identification Number: CUTOUT of - 14-1S-19-23000-002-0010 Parcel 9



at the time of execution and recording of each of the said deeds. In addition, the Declaration is a "wild" instrument as to the Property, and has no effect on the Property, as Plaintiff's predecessors in title were the lawful owners of the Property when the Declaration was recorded.

14. Each of the deeds attached hereto as Exhibit "M", Exhibit "N", and Exhibit "O", and the Declaration, are clouds on the title to the Plaintiff's Property, and should be extinguished with regard thereto.

15. Association is named in this action as it is charged with administration of the Condominium under the Declaration, may claim an interest in the Property under the Declaration, and therefore has an interest in the outcome of this litigation.

16. Defendants, Schmitz, Trustee, Schmitz, and Spouse 1 may claim some right, title or interest in the Property by virtue of the deed recorded in **Book 3038, Page 4519**, Public Records of Walton County, Florida, a true copy of which is attached hereto as Exhibit "Q". Any such right, title or interest is inferior to Plaintiff's interests, and title should be quieted in favor of Plaintiff.

17. Defendant, Walton, may claim some right, title or interest in the Property by virtue of the deed recorded in **Book 3039, Page 4754**, Public Records of Walton County, Florida, attached hereto as Exhibit "R". Any such right, title or interest is inferior to Plaintiff's interest, and title should be quieted in favor of Plaintiff.

18. Defendants, Eysenbach, Spouse 2, P. Eysenbach, and Spouse 3 may claim some right, title or interest in the Property by virtue of the deed recorded in **Book 2785, Page 700**, Public Records of Walton County, Florida, a true copy of which is attached hereto as Exhibit "S". Any such right, title or interest is inferior to Plaintiff's interest, and title should be quieted in favor of Plaintiff.

19. Defendants, Aaron, Spouse 4, Hale, and Spouse 5 may claim some right, title or

interest in the Property by virtue of the deed recorded in Book **2781**, Page **4188**, Public Records of Walton County, Florida, a true copy of which is attached hereto as **Exhibit "I"**. Any such right, title or interest is inferior to Plaintiff's interest, and title should be quieted in favor of Plaintiff.

20. Defendants, Aaron, Spouse 4, Hale, and Spouse 5 may claim some right, title or interest in the Property by virtue of the deed recorded in Book **2781**, Page **4921**, Public Records of Walton County, Florida, a true copy of which is attached hereto as **Exhibit "U"**. Any such right, title or interest is inferior to Plaintiff's interest, and title should be quieted in favor of Plaintiff.

21. Defendant, A & O may claim some right, title or interest in the Property by virtue of the deed recorded in Book **3051**, Page **1909**, Public Records of Walton County, Florida, a true copy of which is attached hereto as **Exhibit "V"**. Any such right, title or interest is inferior to Plaintiff's interest, and title should be quieted in favor of Plaintiff.

22. Defendant, Florida, may claim some right, title or interest in the Property by virtue of the deed recorded in Book **3052**, Page **3966**, Public Records of Walton County, Florida, a true copy of which is attached hereto as **Exhibit "W"**. Any such right, title or interest is inferior to Plaintiff's interest, and title should be quieted in favor of Plaintiff.

23. Defendant, Trustmark, holds a mortgage secured by Unit 11, Freeport Business Park, a Condominium, a unit created pursuant to the Declaration, and may claim an interest in the Property which is the subject of this action, pursuant to that mortgage recorded in Official Records Book **2688**, Page **2551**, Public Records of Walton County, Florida, a true copy of which is attached hereto as **Exhibit "X"**. Any such right, title or interest is inferior to Plaintiff's interest, and title should be quieted in favor of Plaintiff.

24. Defendant, Trustmark, may claim some right, title or interest in the Property by virtue of the mortgage recorded in Book **2785**, Page **702**, Public Records of Walton County, Florida, a true

copy of which is attached hereto as Exhibit "Y". Any such right, title or interest is inferior to Plaintiff's interest, and title should be quieted in favor of Plaintiff.

25. There may be unknown heirs, devisees, grantees, assignees, mortgagees, lienors, creditors, trustees or other unknown persons or unknown spouses who may claim by, through, under or against Defendants, or any of them, a right, title or interest in the Property. Any such right, title or interest is inferior to Plaintiff's interest, and title should be quieted in favor of Plaintiff.

26. There may be other unknown persons who may claim to have a right, title or interest in the Property. Any such right, title or interest is inferior to Plaintiff's interest, and title should be quieted in favor of Plaintiff.

27. All conditions precedent to this action have been performed, have occurred, or have been waived.

WHEREFORE, Plaintiff demands that title to the Plaintiff's Property, described in Exhibit "A" hereto, be quieted and confirmed against all Defendants, and that any and all estate or interest of Defendants in the Property, and that of anyone claiming by or through any Defendant, be adjudged and declared by the Court to be divested out of Defendants and to be vested in Plaintiff, and such other and further relief as the Court deems just.

John L. Soileau, Esq.  
WATSON, SOILEAU, DELEO & BURGETT, P.A.  
3490 N. U.S. Highway 1  
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Phone (321) 631-1550  
FAX (321) 631-1567  
Attorneys for Plaintiff  
[jsoileau@brevardlawgroup.com](mailto:jsoileau@brevardlawgroup.com)  
Florida Bar Number: 363243

bottom line  
so where is  
this unit  
in relationship  
to units  
County has  
taken over



Suzanne - I just did a few pages  
To get the topic of this  
**Alex Alford** Clerk of Courts & County Comptroller / Case!

"Providing exceptional service through innovation, quality and commitment."

New Search Expand All

| Case Number                              | Filed Date | County | Case Type         | Status    | Contested | Jury Trial |
|------------------------------------------|------------|--------|-------------------|-----------|-----------|------------|
| 662018CA000335CAAXMX<br>[18000335CAAXMX] | 08/03/2018 | WALTON | Circuit Civil 3-D | CASE OPEN | No        | No         |

| Filing Date | Description | Active | Contested | Judgment Date |
|-------------|-------------|--------|-----------|---------------|
| 08/03/2018  | OTHER       | YES    | NO        | -             |

| Party Name                     | Party Type | Attorney                     | Bar ID |
|--------------------------------|------------|------------------------------|--------|
| LEWIS, JEFFREY E               | JUDGE      |                              |        |
| T M UNITED II LLC              | PLAINTIFF  | SOILEAU, JOHN LOUIS          | 363243 |
| FREEPORT BUSINESS PARK OWNERS  | DEFENDANT  | CHRISTMAN, HEATHER R Co Atty | 36885  |
| WALTON COUNTY A POLITICAL SUBD | DEFENDANT  | O'QUINN, DAVID SHAWN         | 150290 |
| PAUL A SCHMITZ TRUSTEE         | DEFENDANT  |                              |        |
| SCHMITZ, PAUL A                | DEFENDANT  |                              |        |
| UNKNOWN SPOUSE OF PAUL A SCHMI | DEFENDANT  |                              |        |
| EYSENBACH, THEODORE S SR       | DEFENDANT  | SMITH, PARKER BENTLEY        | 661030 |
| UNKNOWN SPOUSE OF THEODORE S E | DEFENDANT  |                              |        |
| EYSENBACH, PAMELA              | DEFENDANT  | SMITH, PARKER BENTLEY        | 661030 |

The Co  
has been  
holding  
meetings  
for that  
owner's  
assoc

#### Dockets

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ALL

| Image                                                                               | Doc # | Action Date | Description                                                                                                                                                                                                               | Pages |
|-------------------------------------------------------------------------------------|-------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
|  | 76    | 03/04/2019  | NOTICE OF SERVICE OF OFFER OF JUDGMENT UNDER 768.79, FLORIDA STATUTES AND RULE 1.442, FLORIDA RULES OF CIVIL PROCEDURE                                                                                                    | 1     |
|                                                                                     | 75    | 03/04/2019  | NOTICE OF SERVICE OF OFFER OF JUDGMENT UNDER 768.79, FLORIDA STATUTES AND RULE 1.442, FLORIDA RULES OF CIVIL PROCEDURE                                                                                                    | 1     |
|                                                                                     | 74    | 03/04/2019  | NOTICE OF SERVICE OF OFFER OF JUDGMENT UNDER 768.79, FLORIDA STATUTES AND RULE 1.442, FLORIDA RULES OF CIVIL PROCEDURE                                                                                                    | 1     |
|                                                                                     | 73    | 03/04/2019  | NOTICE OF SERVICE OF OFFER OF JUDGMENT UNDER 768.79, FLORIDA STATUTES AND RULE 1.442, FLORIDA RULES OF CIVIL PROCEDURE                                                                                                    | 1     |
|  | 72    | 11/16/2018  | DEFENDANT, FREEPORT BUSINESS PARK OWNERS ASSOCIATION, INC'S ANSWER TO COMPLAINT TO QUIET TITLE                                                                                                                            | 2     |
|  | 71    | 11/15/2018  | DEFENDANT, WALTON COUNTY'S ANSWER TO PLAINTIFF T&M UNITED II, LLC'S COMPLAINT TO QUIET TITLE                                                                                                                              | 7     |
|  | 70    | 10/17/2018  | ANSWER BY A&O INVESTMENTS OF DESTIN, LLC                                                                                                                                                                                  | 1     |
|                                                                                     | 69    | 10/10/2018  | PLAINTIFF'S REPLY TO AFFIRMATIVE DEFENSES OF DEFENDANTS FLORIDA TRUST MANAGEMENT SERVICES, LLC, AS TRUSTEE FOR 28 FREEPORT BP LAND TRUST AND PAUL A. SCHMITZ, TRUSTEE OF THE PAUL A. SCHMITZ TRUST DATED OCTOBER 11, 2010 | 3     |
|                                                                                     | 68    | 10/10/2018  | PLAINTIFF'S REPLY TO AFFIRMATIVE DEFENSES OF DEFENDANTS THEODORE A. EYSENBACH, SR. AND PAMELA EYSENBACH                                                                                                                   | 3     |
|                                                                                     | 67    | 10/10/2018  | PLAINTIFF'S REPLY TO AFFIRMATIVE DEFENSES OF DEFENDANTS CHARLES DOUGLAS AARON, BRENDA M. AARON, AND CHARLENE A. HALE                                                                                                      | 3     |
|  | 66    | 10/05/2018  | ACCEPTANCE OF SERVICE                                                                                                                                                                                                     | 1     |
|  | 65    | 10/01/2018  | ANSWER FROM TRUSTMARK NATIONAL BANK                                                                                                                                                                                       | 4     |
|  | 64    | 10/01/2018  | DEFENDANTS, FLORIDA TRUST MANAGEMENT SERVICES, LLC, AS TRUSTEE FOR 28 FREEPORT BP LAND TRUST AND PAUL A. SCHMITZ, TRUSTEE OF THE PAUL A. SCHMITZ TRUST DATED OCTOBER 11, 2010'S, ANSWER TO COMPLAINT AND QUIET TITLE      | 5     |
|                                                                                     | 63    | 10/01/2018  | ANSWER AND AFFIRMATIVE DEFENSES (CHARLES DOUGLAS AARON, BRENDA M. AARON AND CHARLENE A. HALE)                                                                                                                             | 3     |
|                                                                                     | 62    | 10/01/2018  | ANSWER AND AFFIRMATIVE DEFENSES (THEODORE A. EYSENBACH, SR. AND PAMELA EYSENBACH)                                                                                                                                         | 3     |
|                                                                                     | 61    | 09/26/2018  | PLAINTIFF'S NOTICE OF DROPPING DEFENDANT WITHOUT PREJUDICE: UNKNOWN SPOUSE OF CHARLENE A. HALE                                                                                                                            | 1     |
|                                                                                     | 60    | 09/26/2018  | PLAINTIFF'S NOTICE OF DROPPING DEFENDANT WITHOUT PREJUDICE: UNKNOWN SPOUSE OF PAMELA EYSENBACH                                                                                                                            | 1     |
|                                                                                     | 59    | 09/26/2018  | PLAINTIFF'S NOTICE OF DROPPING DEFENDANT WITHOUT PREJUDICE: UNKNOWN SPOUSE OF THEODORE EYSENBACH                                                                                                                          | 1     |
|                                                                                     | 58    | 09/26/2018  | PROOF OF NONSERVICE ON UNKNOWN SPOUSE OF THEODORE S. EYSENBACH, SR                                                                                                                                                        | 1     |
|                                                                                     | 57    | 09/10/2018  | NOTICE OF APPEARANCE AND DESIGNATION OF EMAIL ADDRESSES FOR SERVICE FOR DEFENDANT, PAUL A. SCHMITZ, AS TRUSTEE OF THE PAUL A. SCHMITZ TRUST DATED OCTOBER 11, 2010 (MELISSA H. PAINTER, AS ATTORNEY)                      | 2     |
|                                                                                     | 56    | 09/10/2018  | NOTICE OF APPEARANCE (PARKER B. SMITH, P.A., AS ATTORNEY FOR CHARLES DOUGLAS AARON, BRENDA M. AARON AND CHARLENE A. HALE)                                                                                                 | 1     |
|                                                                                     | 55    | 09/07/2018  | PROOF OF SERVICE TO TRUSTMARK NATIONAL BANK ON 8/13/18                                                                                                                                                                    | 1     |
|                                                                                     | 54    | 09/07/2018  | PROOF OF SERVICE TO FREEPORT BUSINESS PARK OWNERS ASSOCIATION, INC. ON 8/14/18                                                                                                                                            | 1     |
|                                                                                     | 53    | 09/07/2018  | PROOF OF SERVICE TO A & O INVESTMENTS OF DESTIN, LLC ON 8/10/18                                                                                                                                                           | 1     |
|                                                                                     | 52    | 09/07/2018  | PROOF OF SERVICE TO FLORIDA TRUST MANAGEMENT SERVICES, LLC ON 8/10/18                                                                                                                                                     | 1     |
|                                                                                     | 51    | 09/07/2018  | PROOF OF SERVICE TO PAUL A. SCHMITZ, TRUSTEE ON 8/14/18                                                                                                                                                                   | 1     |

|    |            |                                                                                                                                                                                                          |     |
|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 50 | 09/07/2018 | PROOF OF SERVICE TO UNKNOWN SPOUSE OF PAUL A. SCHMITZ A/K/A MECHELLE SCHMITZ ON 8/14/18                                                                                                                  | 1   |
| 49 | 09/07/2018 | PROOF OF SERVICE TO PAUL A. SCHMITZ ON 8/14/18                                                                                                                                                           | 1   |
| 48 | 09/07/2018 | PROOF OF SERVICE TO DOUGLAS AARON ON 8/24/18                                                                                                                                                             | 1   |
| 47 | 09/07/2018 | PROOF OF SERVICE TO UNKNOWN SPOUSE OF DOUGLAS AARON ON 8/24/18                                                                                                                                           | 1   |
| 46 | 09/07/2018 | PROOF OF NONSERVICE ON UNKNOWN SPOUSE OF CHARLENE A. HALE                                                                                                                                                | 1   |
| 45 | 09/07/2018 | PROOF OF SERVICE TO CHARLENE A. HALE ON 8/24/18                                                                                                                                                          | 1   |
| 44 | 09/07/2018 | PROOF OF NONSERVICE ON UNKNOWN SPOUSE OF PAMELA EYSENBACH                                                                                                                                                | 1   |
| 43 | 09/07/2018 | PROOF OF SERVICE TO PAMELA EYSENBACH ON 8/28/18                                                                                                                                                          | 1   |
| 42 | 09/07/2018 | PROOF OF SERVICE TO THEODORE S. EYSENBACH, SR. ON 8/28/18                                                                                                                                                | 1   |
| 41 | 09/05/2018 | NOTICE OF APPEARANCE OF PARKER B SMITH FOR THEODORE A EYSENBAK, SR AND PAMELA EYSENBAK.                                                                                                                  | 1   |
| 40 | 09/04/2018 | RESPONSE FROM PAUL A SCHMITZ & MADELYN C SCHMITZ                                                                                                                                                         | 1   |
| 39 | 08/27/2018 | NOTICE OF APPEARANCE AND DESIGNATION OF EMAIL ADDRESSES FOR SERVICE FOR DEFENDANT, FLORIDA TRUST MANAGEMENT SERVICES, LLC, AS TRUSTEE OF THE 28 FREEPORT BP LAND TRUST (MELISSA H. PAINTER, AS ATTORNEY) | 2   |
| 38 | 08/06/2018 | SUMMONS ISSUED TO: WALTON CO                                                                                                                                                                             | 3   |
| 37 | 08/06/2018 | SUMMONS ISSUED TO: UNKNOWN SPOUSE OF PAUL A SCHMITZ                                                                                                                                                      | 3   |
| 36 | 08/06/2018 | SUMMONS ISSUED TO: PAUL A SCHMITZ TRUSTEE                                                                                                                                                                | 3   |
| 35 | 08/06/2018 | SUMMONS ISSUED TO: PAUL A SCHMITZ                                                                                                                                                                        | 3   |
| 34 | 08/06/2018 | SUMMONS ISSUED TO: FREEPORT BUSINESS PARK OWNERS ASSOCIATION INC                                                                                                                                         | 3   |
| 33 | 08/06/2018 | SUMMONS ISSUED TO: UNKNOWN SPOUSE OF THEODORE S EYSENBAK SR                                                                                                                                              | 3   |
| 32 | 08/06/2018 | SUMMONS ISSUED TO: UNKNOWN SPOUSE OF PAMELA EYSENBAK                                                                                                                                                     | 3   |
| 31 | 08/06/2018 | SUMMONS ISSUED TO: UNKNOWN SPOUSE OF CHARLENE A HALE                                                                                                                                                     | 3   |
| 30 | 08/06/2018 | SUMMONS ISSUED TO: UNKNOWN SPOUSE OF C DOUGLAS AARON                                                                                                                                                     | 3   |
| 29 | 08/06/2018 | SUMMONS ISSUED TO: TRUSTMARK NATIONAL BANK                                                                                                                                                               | 3   |
| 28 | 08/06/2018 | SUMMONS ISSUED TO: THEODORE S EYSENBAK SR                                                                                                                                                                | 3   |
| 27 | 08/06/2018 | SUMMONS ISSUED TO: PAMELA EYSENBAK                                                                                                                                                                       | 3   |
| 26 | 08/06/2018 | SUMMONS ISSUED TO: FL TRUST MANAGEMENT SERVICES LLC                                                                                                                                                      | 3   |
| 25 | 08/06/2018 | SUMMONS ISSUED TO: CHARLENE A HALE                                                                                                                                                                       | 3   |
| 24 | 08/06/2018 | SUMMONS ISSUED TO: A & O INVESTMENT OF DESTIN LLC                                                                                                                                                        | 3   |
| 23 | 08/06/2018 | SUMMONS ISSUED TO: C. DOUGLAS AARON                                                                                                                                                                      | 3   |
| 22 | 08/03/2018 | NOTICE OF DESIGNATION OF EMAIL ADDRESS                                                                                                                                                                   | 2   |
| 21 | 08/03/2018 | UNSIGNED SUMMONS TO WALTON COUNTY                                                                                                                                                                        | 3   |
| 20 | 08/03/2018 | UNSIGNED SUMMONS TO UNKNOWN SPOUSE OF PAUL A SCHMITZ                                                                                                                                                     | 3   |
| 19 | 08/03/2018 | UNSIGNED SUMMONS TO PAUL A SCHMITZ TRUSTEE                                                                                                                                                               | 3   |
| 18 | 08/03/2018 | UNSIGNED SUMMONS TO PAUL A SCHMITZ                                                                                                                                                                       | 3   |
| 17 | 08/03/2018 | UNSIGNED SUMMONS TO FREEPORT BUSINESS PARK OWNERS ASSOCIATION INC                                                                                                                                        | 3   |
| 16 | 08/03/2018 | UNSIGNED SUMMONS TO UNKNOWN SPOUSE OF THEODORE S EYSENBAK SR                                                                                                                                             | 3   |
| 15 | 08/03/2018 | UNSIGNED SUMMONS TO UNKNOWN SPOUSE OF PAMELA EYSENBAK                                                                                                                                                    | 3   |
| 14 | 08/03/2018 | UNSIGNED SUMMONS TO UNKNOWN SPOUSE OF CHARLENE A HALE                                                                                                                                                    | 3   |
| 13 | 08/03/2018 | UNSIGNED SUMMONS TO UNKNOWN SPOUSE OF C. DOUGLAS AARON                                                                                                                                                   | 3   |
| 12 | 08/03/2018 | UNSIGNED SUMMONS TO TRUSTMARK NATIONAL BANK                                                                                                                                                              | 3   |
| 11 | 08/03/2018 | UNSIGNED SUMMONS TO THEODORE S. EYSENBAK SR                                                                                                                                                              | 3   |
| 10 | 08/03/2018 | UNSIGNED SUMMONS TO PAMELA EYSENBAK                                                                                                                                                                      | 3   |
| 9  | 08/03/2018 | UNSIGNED SUMMONS TO FL TRUST MANAGEMENT SERVICES LLC                                                                                                                                                     | 3   |
| 8  | 08/03/2018 | UNSIGNED SUMMONS TO CHARLENE A HALE                                                                                                                                                                      | 3   |
| 7  | 08/03/2018 | UNSIGNED SUMMONS TO C. DOUGLAS AARON                                                                                                                                                                     | 3   |
| 6  | 08/03/2018 | UNSIGNED SUMMONS A & O INVESTMENTS OF DESTIN LLC                                                                                                                                                         | 3   |
| 5  | 08/03/2018 | NOTICE OF LIS PENDENS                                                                                                                                                                                    | 4   |
| 4  | 08/03/2018 | COMPLAINT TO QUIET TITLE                                                                                                                                                                                 | 167 |
| 3  | 08/03/2018 | CIVIL COVER SHEET,                                                                                                                                                                                       | 3   |
| 2  | 08/03/2018 | PAYMENT RECEIVED: \$617.50 RECEIPT NUMBER MX 106443                                                                                                                                                      |     |
| 1  | 08/03/2018 | ASSESSMENT 1 ASSESSED AT SUM \$617.50                                                                                                                                                                    |     |

Judge Assignment History

Court Events

Financial Summary

Reopen History