

TITLE SEARCH ORDER FORM

To: Title Search Department

Friday, April 18, 2025

Date of Order: Monday, April 14, 2025

Time of Order: 16:12

R/E Order Number: 156358

CONTACT: LEON

Customer Order # 2023-1364

Customer Fax #: (850) 922-5846

() -

CUSTOMER ID # T Misha Brooks Black
NEED BY:



Buyer/Borrower: JAMES E. SHAPER

Owner/Seller:

Property Address: 5500 SPLIT OAK CT, Tallahassee, Florida 32303

Property County: Leon

Property Tax ID #: 210648 B0180

Legal Description:

Type of Search: 30 YEAR TAX SEARCH

Notes:

Research Express Title, LLC
Phone: 850-570-0808
orders@researchexpresstitle.com

TO: Leon County Tax Collector
Doris Maloy

In Re: Legal Description set forth on Exhibit "A" Attached

Order # 2023 1364

We hereby certify that we have searched the Public Records of Leon County, Florida, for the record title holders of the above described property, during and after the issuance of relative tax certificates and for all outstanding mortgages and liens against the said property and for judgments and tax liens against the record title holder, for a thirty (30) year period 04/16/2025 inclusive, and certify as follows:

Research Express Title, LLC

Barbara Fraddosio

BY: FRANK J YORE

Apparent Title Vested In: James E. Shaper, 2910 A Treasure Cir, Panama City Beach, Florida 32408

ENCUMBRANCES:

[1.] Leon County Code Enforcement Board, 435 N. Macomb Street, 2nd Floor, Tallahassee, Florida 32301. (LNs 5827/388, 5827/398, 5837/2063, 5847/855, 5897/1965)

Tax Identification Number: 210648 B0180

“This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.” Property information report prepared for: _DORIS H. MALOY, Leon County Tax Collector

Mailing Address

Post Office Box 1835
Tallahassee, Florida 32302-1835
(850) 606-4700

www.leontaxcollector.net



Main Office

Metropolitan Administrative Office
1276 Metropolitan Blvd, Suite 102
Tallahassee, FL 32312

(Overnight/Express Mail Accepted)

MEMORANDUM

To: Frank Yore
Research Express Title
From: Grace Valdez
Tax Administration
Date: 04/10/2025
Re: Checklist for Property Information Report – Certificate **2023-1364**

Please complete this memorandum with each Property Information Report with the following questions answered regarding the search you have completed.

- | | | |
|----|---|-----|
| 1. | A search was conducted with the Secretary of State filing office or other government filing office? | NA |
| 2. | Do documents in the search indicate a mobile home on the property? | NO |
| 3. | Is the property submerged land ? If yes, the surrounding property owner names and address must be listed on the cover letter of the encumbrance report. (See our contract for details). | NO |
| 4. | Is the property common area ? If yes, the surrounding property owner names and address must be listed on the cover letter of the encumbrance report. (See our contract for details). | NO |
| 5. | If a lienholder or mortgage holder was found in the search, is their name and address shown on the cover letter of the encumbrance report? | YES |

RESEARCH EXPRESS TITLE, LLC

Phone: 850-570-0808

orders@researchexpresstitle.com

Name(s): **JAMES E. SHAPER**

Address: **5500 SPLIT OAK CT, Tallahassee, Florida 32303** County: **Leon**

Research Express File #: **156358** Searched by: **BF**

Customer order #: **2023-1364** Search Type: **30 YEAR TAX SEARCH**

Date Searched: **04/18/2025** Effective Date of Search: **04/16/2025**

Record Title Holder: **James E. Shaper**

Legal Description: **Lot 18, Block B, Lakewood Estates, Unit No. 1, Plat Book 8, page 72, less that part in 1262/79**

Mortgage Holder: **no open mortgages found**

Judgments Or Liens: **5827/388, 5827/398, 5837/2063, 5847/455, 5897/1965**

Tax ID# **210648 B0180**

Total Assessed Value: **\$40,789.00** Homestead Exemption **no**

NOTES: **.**

[DEED CHAIN:]

WD 1074/411 REC'D 07/10/1983 Singletary Construction, Inc. to James E. and Lori J. Shaper

QCD 1262/79 less out

Divorce 1363/1583 re-recorded 1566/551

QCD 1939/2383 REC'D 09/06/1996 Lori Dobbs fka Jones fka Shaper to James E. Shaper

END OF REPORT

“This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.” Property information report prepared for: **DORIS H. MALOY, Leon County Tax Collector**

Summary

Parcel ID:
210648 B0180

Location:
5500 SPLIT OAK CT


Subdivision Name:
LAKEWOOD ESTATES

Owner(s):
SHAPER JAMES E

Property Use:
0100 - SINGLE FAMILY RESIDENTIAL

Tax District:
2 – COUNTY

Mailing Address:
2910 A TREASURE CIR
PANAMA CITY BEACH FL 32408

Legal Desc:
LAKEWOOD ESTATES UNIT 1
LOT 18 LS .007 AC BLOCK B
OR 1074/411 1363/1583 1566/551
[View All Legal](#) 

Acreage:
0.55 ±

Parent Parcel ID:
None

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
1/1/1983	\$40,700	1074/0411	Warranty Deed	Improved
1/1/1981	\$4,200	0993/1462	Warranty Deed	Vacant

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$40,000	\$2,118	\$42,118	\$0	\$0
2023	\$35,000	\$2,081	\$37,081	\$0	\$0
2022	\$30,000	\$75,610	\$105,610	\$0	\$0

Homestead Information

Tax Year	Status	Details
2025	No	
2024	No	

2024 Certified Taxable Values

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$42,118	\$40,789	\$0	\$40,789

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County - Emergency Medical Service	0.75000	\$42,118	\$40,789	\$0	\$40,789
Children Services Council	0.34770	\$42,118	\$40,789	\$0	\$40,789
School - State Law	3.13600	\$42,118	\$42,118	\$0	\$42,118
School - Local Board	2.24800	\$42,118	\$42,118	\$0	\$42,118
NW FL Water Management	0.02180	\$42,118	\$40,789	\$0	\$40,789

Buildings

#	Building Use	Building Type	Yr Built	Heated/Cooled SqFt	Auxiliary SqFt
1	Residential	Single Family	1983	912	100

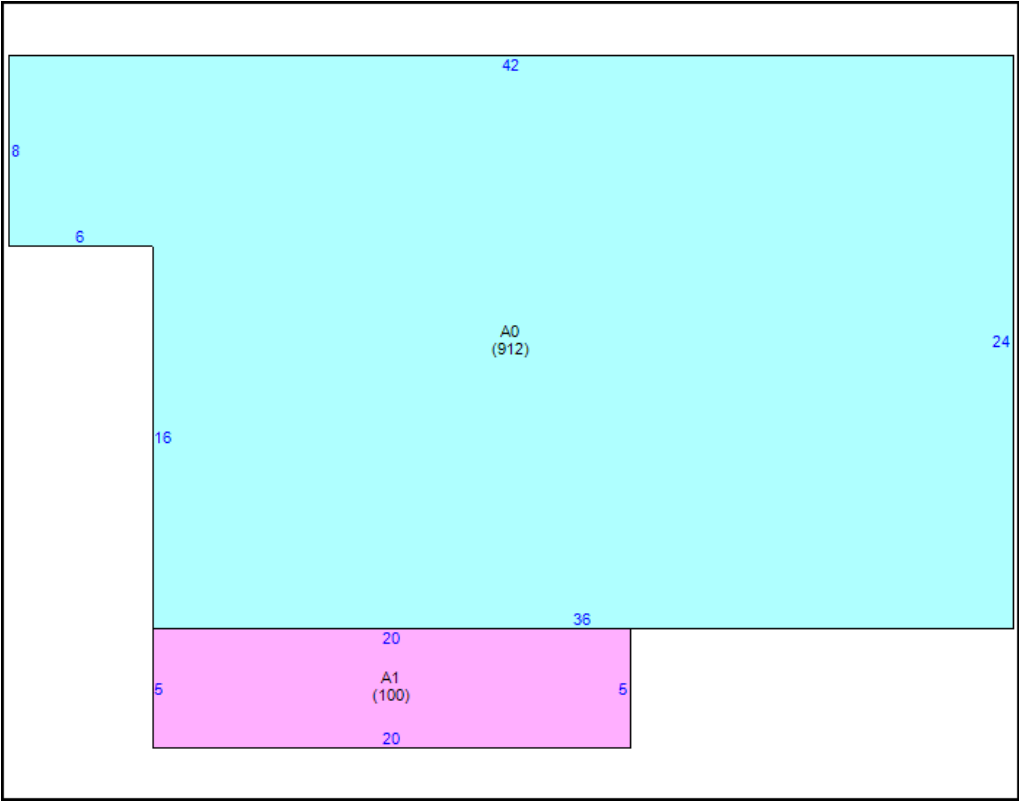
Building #1 Details

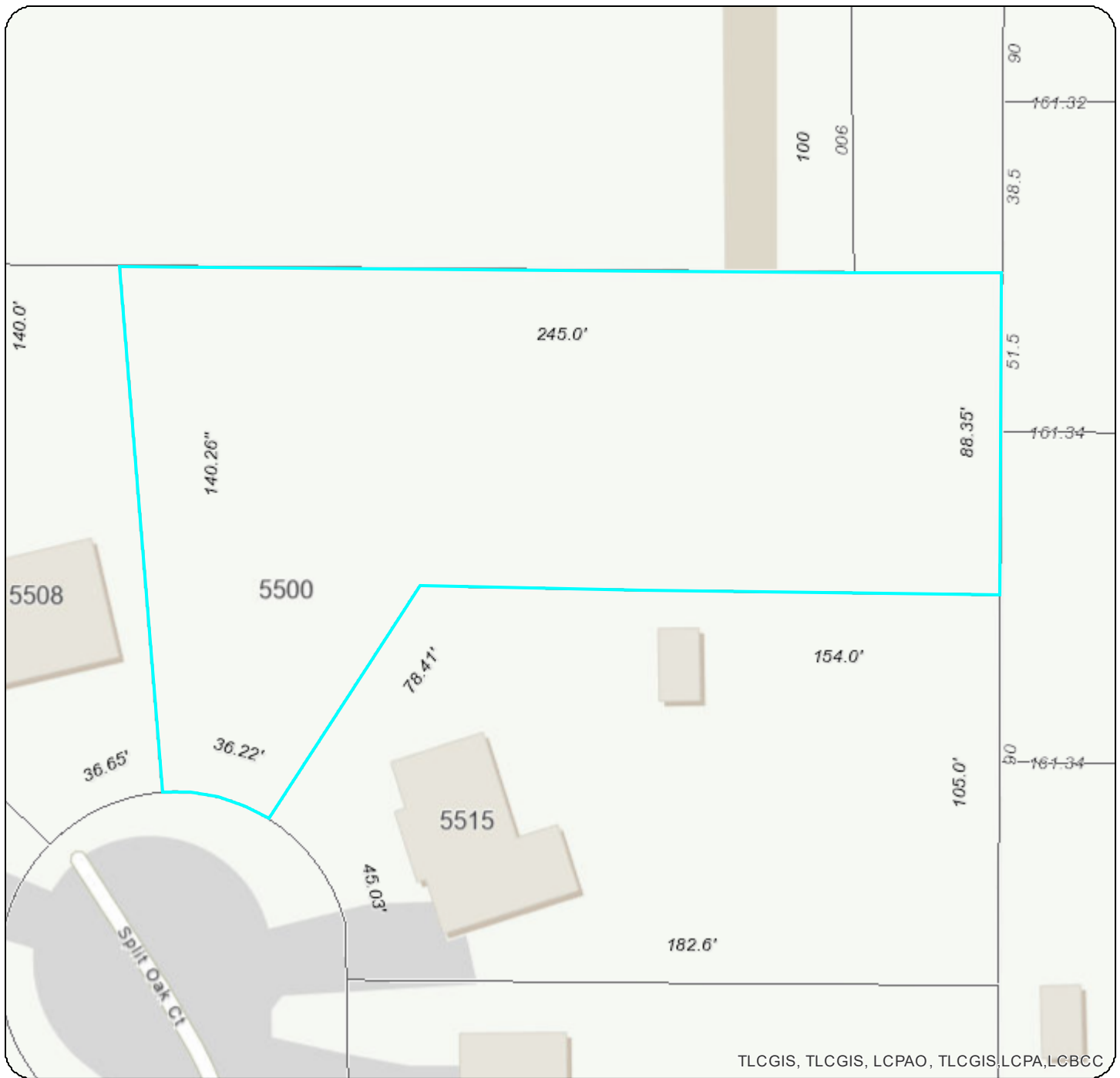
Characteristics

Tax year	2024
Stories	1.0
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No












Area #	Description	SqFt
A0	Main Building	912
A1	Open Porch Finish	100

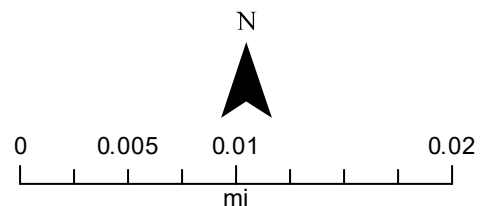
Building #1 Sketch





Leon County Property Appraiser

Legend		
	Township	 Lot
	Section	 Access Easement
	Subdivision	 River
	Tax Parcel	 Waterbody
		 Building
		 Park
		 City Limit
Imagery 1/2015		



Akin Akinyemi, PhD, RA, CFA, CMS
Leon County Property Appraiser

315 S. Calhoun St, Third Floor
Tallahassee, FL 32301

Phone: (850) 606-6200
Fax: (850) 606-6201

Email: admin@leonpa.org
Website: leonpa.org

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Printed: Apr 18, 2025

Part 1: Tax Certificate Number
2023 00001364 00

Date Certificate Issued
1st day of June 2023

Issuing County
LEON COUNTY

Ti550

Applicant Name:
TLOA OF FLORIDA LLC FOR SECPTY
C/O TLOA HOLDINGS, LLC
P.O. BOX 669488
DALLAS, TX 75266-9488

Number: 033839

Property Number:
Property Description:
210648 B0180
LAKEWOOD ESTATES UNIT 1 LOT 18
LS .007 AC BLOCK B OR 1074/411
1363/1583 1566/551 OR 1939/2383

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Certificate Number	Date of Sale	Face Amount of Certificate	Interest	Total
2023 00001364 00	06/01/2023	\$1,970.29	\$188.82	\$2,159.11
Part 2 Total				\$2,159.11

Part 3: Certificates Redeemed by Applicant (Other than County)

Certificate Number	Date of Sale	Face Amount of Certificate	Tax Collector's Fees	Interest	Total
2022 00001269 00	06/01/2022	\$1,823.83	\$6.25	\$91.19	\$1,921.27
2024 00001357 00	06/01/2024	\$1,008.06	\$6.25	\$83.16	\$1,097.47
Part 3 Total					\$3,018.74

Part 4: Tax Collector Certified Amounts (Lines 1 - 7)

1. Cost of all Certificates in Applicant's Possession and Other Certificates Redeemed By Applicant. . . (Total of parts 2 & 3)	\$5,177.85
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant 2024	\$998.35
4. Property Information Report Fee	\$150.00
5. Tax Deed Application Fee	\$125.00
6. Additional Interest at 1.5% per month	
7. Total (Lines 1 - 6)	\$6,451.20

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

HONORABLE DORIS MALOY

* Done this the By

Part 5: Clerk of Court Certified Amounts (Lines 8 - 15)

8. Processing Tax Deed Fee	
9. Certified or Registered Mail Charge	
10. Advertising Charge (See s.197.542, F.S.)	
11. Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c)	
16. Statutory (Opening) Bid; Total of Lines (7, 14 and 15)	
17. Redemption Fee and clerk recording release and document preparation.	
18. Total Amount to Redeem	\$6,451.20

LEON COUNTY CODE ENFORCEMENT BOARD

LEON COUNTY, FLORIDA, a charter county
and political subdivision of the State of Florida,

CEB CASE NO.: 23-004

Petitioner,

vs.

James E. Shaper,

Respondent.

I certify that this and the following 3 pages to be a true and
correct copy of the original document that it purports to be.
Dated 2/27/23
Signed E. Johnson-Shpherd
Leon County Compliance Board Coordinator
435 N. Macomb St., 2nd Floor, Tallahassee, Florida 32301

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came before the Leon County Code Enforcement Board (“Board”) for a duly noticed public hearing on February 16, 2023. The Board, having heard testimony under oath and received evidence, issues its Findings of Fact and Conclusions of Law and enters its Order in this case as follows:

FINDINGS OF FACT

1. James E. Shaper (“Respondent”) is the owner of the property located at 5500 Split Oak Court, Parcel ID # 210648 B0180 (“Subject Property”).
2. On or about October 11, 2022, staff received a complaint alleging a violation of the Leon County Code of Laws (“LCC”). On October 21, 2022, a code inspector conducted an inspection of the Subject Property and found a violation of the LCC.
3. On October 24, 2022, a notice of violation was issued to Respondent by certified mail, return receipt requested, to the address listed in the county property appraiser’s database pursuant to the requirements of Section 162.12, Florida Statutes, and Section 6-36, LCC, alleging a violation of the LCC and requesting that the violation be corrected within the timeframe provided therein.
4. Inspections were conducted by a code inspector. The violation was not corrected as requested, which resulted in issuance of a notice of hearing to Respondent by certified mail, return receipt requested, pursuant to the requirements of Section 162.12, Florida Statutes, and Section 6-36, LCC.
5. Respondent was not present at the hearing and was not represented by counsel.
6. Respondent has a dilapidated structure on the Subject Property, as detailed in the Staff Report admitted into evidence as County’s Composite Exhibit 1 and supported by testimony at the public hearing.



LEON COUNTY CODE ENFORCEMENT BOARD
CEB CASE NO. 23-004
Page 2 of 4

CONCLUSIONS OF LAW

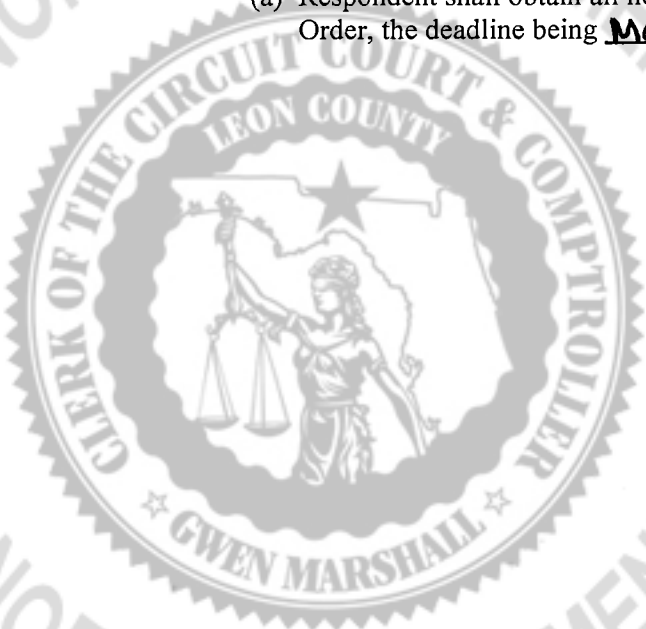
7. Section 14-2, LCC, defines a dilapidated structure to mean “any building which exhibits structural defects, whether or not such structural defects are manmade, as a result of the failure to make necessary repairs or as a result of deterioration or decay, such that said building threatens the public health, safety, or welfare.”
8. Section 14-21, LCC, states that “[d]ilapidated structures, including real property, personal property or fixtures, on any lot or parcel of land, or other real property in the county, whether improved or unimproved, constitute a public nuisance and are prohibited, and every owner of real property in the county has a duty to keep his or her property free of any nuisance at his expense.”
9. Respondent is in violation of Section 14-21, LCC, by maintaining a dilapidated structure on the Subject Property.

ORDER

Having heard the testimony and evidence presented at the public hearing and based upon the foregoing Findings of Fact and Conclusions of Law, pursuant to the authority granted by Chapter 162, Florida Statutes, and Chapter 6, LCC, the Board voted (6) in favor to (0) opposed to adopt the Findings of Fact and Conclusions of Law and enter this Order.

Accordingly, it is hereby ORDERED:

1. It is the responsibility of the Respondent to contact the Leon County Department of Development Support and Environmental Management at (850) 606-1300, to determine which permits, if any, are required to bring the Subject Property into compliance.
2. If a permit is not required pursuant to the LCC to bring the Subject Property into compliance, the following shall apply:
 - (a) Respondent shall bring the Subject Property into compliance within thirty (30) days from the date of this Order, the deadline being March 29, 2023.
 - (b) Prior to the ordered compliance deadline date set forth in paragraph 2(a) above, upon bringing the Subject Property into compliance with the provisions of this Order, Respondent shall contact the Leon County Department of Development Support and Environmental Management, at (850) 606-1300, to schedule an inspection to verify that the Subject Property has been brought into compliance and to obtain an Affidavit of Compliance to be filed with the Board.
3. If a permit is required by the LCC to erect, secure, repair, remove or demolish any structure on the Subject Property that is violation of Section 14-21, LCC, the following shall apply:
 - (a) Respondent shall obtain all necessary permits within thirty (30) days from the date of this Order, the deadline being March 29, 2023.



LEON COUNTY CODE ENFORCEMENT BOARD

CEB CASE NO. 23-004

Page 3 of 4

- (b) Respondent shall obtain all inspections required pursuant to the LCC within one hundred and eighty (180) days from the date of this Order, the deadline being August 26, 2023.
 - (c) Prior to the ordered compliance deadline date set forth in paragraph 3(b) above, upon bringing the Subject Property into compliance with the provisions of this Order, Respondent shall contact the Leon County Department of Development Support and Environmental Management, at (850) 606-1300, to schedule an inspection to verify that the Subject Property has been brought into compliance and to obtain an Affidavit of Compliance to be filed with the Board.
- 4. Unless this Order is timely challenged as provided below, it will be recorded in the official public records of Leon County.
 - 5. The provisions of this paragraph 5 shall take effect automatically upon Respondent's failure to abide by the requirements set forth in paragraphs 1-3 above. If Respondent fails to comply with any one or more of the requirements set forth in paragraphs 1-3 above by the corresponding compliance deadline date, an Order Imposing Fine will be filed against Respondent immediately and a fine shall be assessed in the amount of \$250.00 for each day thereafter that the violation persists beyond the ordered compliance deadline date. The fines established by the Order Imposing Fine shall constitute a lien against the Subject Property and upon any other real or personal property owned by Respondent.
 - 6. Respondent has been found to be in violation of Section 14-21, LCC. If at any time within the next five years, Respondent is found by the Board to have violated the same provisions of the LCC cited in this Order, either at the Subject Property or at any other location, any such new violation will be treated as a repeat violation. In accordance with Section 6-34, LCC, if the Board finds that a repeat violation has occurred, Respondent will be subject to a fine of up to \$500.00 per day to run from the date Respondent is provided notice of the repeat violation until it is resolved. If the Board finds the violation to be irreparable or irreversible in nature, it may impose a one-time fine not to exceed \$5,000.00 per violation.

NOTICE OF OPPORTUNITY TO CHALLENGE FINE AMOUNT

Notice to Respondent: You are hereby notified that you may request a public hearing before the Code Enforcement Board challenging the validity of the fine amount or the imposition of the lien upon the filing of a Request for Hearing with the Board Administrator within twenty (20) days from the date of this Order. If such a hearing is requested, the hearing shall be limited to consideration of only those new findings necessary to impose an appropriate fine amount.

NOTICE OF RIGHT TO SEEK REVIEW IN THE CIRCUIT COURT

Notice to Respondent: You are hereby notified that you may appeal this Order to the Circuit Court within thirty (30) days of the date of this Order.



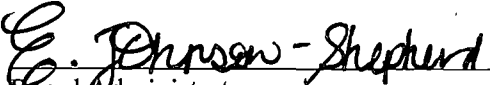
LEON COUNTY CODE ENFORCEMENT BOARD
CEB CASE NO. 23-004
Page 4 of 4

DONE AND ORDERED this 27 day of February, 2023.

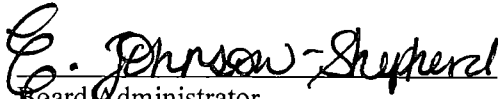
LEON COUNTY CODE ENFORCEMENT BOARD

BY: 
DAVID MUNTEAN, CHAIRMAN

ATTESTED TO:

BY: 
Board Administrator

I hereby certify that a true copy of the above Order has been sent to Respondent, James E. Shaper, 2910A Treasure Circle, Panama City Beach, Florida 32408 by U.S. First Class and Certified Mail, this 27 day of February, 2023.


Board Administrator

ATTENTION: In order to avoid continued accrual of the per day fine and lien amounts, it is the Respondent's responsibility to contact the Department of Development Support and Environmental Management of Leon County, Florida, at (850) 606-1300 to: 1) satisfactorily demonstrate that the violation has been corrected; 2) request an inspection; and 3) obtain an Affidavit of Compliance..

RECORDING OF THIS ORDER IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SHALL CONSTITUTE NOTICE THAT THE SUBJECT PROPERTY IS IN VIOLATION OF CHAPTER 14, SECTION 14-21, LCC, AND THE FINDINGS THEREIN SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASERS, SUCCESSORS IN INTEREST, OR ASSIGNS.



LEON COUNTY CODE ENFORCEMENT BOARD

LEON COUNTY, FLORIDA, a charter county
and political subdivision of the State of Florida,

CEB CASE NO.: 23-005

Petitioner,

vs.

James E. Shaper,

Respondent.

I certify that this and the following 3 pages to be a true and
correct copy of the original document that it purports to be.
Dated 2/27/23
Signed E. Johnson-Shepherd
Leon County Compliance Board Coordinator
435 N. Macomb St., 2nd Floor, Tallahassee, Florida 32301

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came before the Leon County Code Enforcement Board (“Board”) for a duly noticed public hearing on October 20, 2022. The Board, having heard testimony under oath and received evidence, issues its Findings of Fact and Conclusions of Law and enters its Order in this case as follows:

FINDINGS OF FACT

1. James E. Shaper (“Respondent”) is the owner of the property located at 5500 Split Oak Court, Parcel ID # 210648 B0180 (“Subject Property”).
2. On or about October 11, 2022, staff received a complaint alleging a violation of the Leon County Code of Laws (“LCC”). A code inspector conducted an inspection of the Subject Property and found a violation of the LCC.
3. On October 19, 2022, a notice of violation was issued to Respondent by certified mail, return receipt requested, to the address listed in the County Property Appraiser’s database pursuant to the requirements of Section 162.12, Florida Statutes, and Section 6-36, LCC, alleging a violation of the LCC and requesting that the violation be corrected within the timeframe provided therein.
4. The violation was not corrected as requested, which resulted in issuance of a notice of hearing to Respondent by certified mail, return receipt, pursuant to the requirements of Section 162.12, Florida Statutes, and Section 6-36, LCC.
5. Respondent was not present at the hearing and was not represented by counsel.
6. Respondent has overgrown weeds, grasses and shrubbery exceeding 18 inches in height on the Subject Property, which are not being cultivated for ornamental purposes or intentionally designed as native landscape. The site conditions observed indicate that the Subject Property is or may reasonably become infested or inhabited by rats or other vermin, may furnish a breeding place for mosquitoes, or may reasonably cause disease or create a fire hazard so as to constitute a public nuisance, as detailed in the Staff Report admitted into evidence as County’s Composite Exhibit 1 and supported by testimony at the public hearing.
7. The Subject Property lies in a zoning district that permits residential development.



LEON COUNTY CODE ENFORCEMENT BOARD
CEB CASE NO. 23-005
Page 2 of 4

CONCLUSIONS OF LAW

8. Section 14-41, LCC, states that “[t]he overgrowth of weeds, grasses, shrubs, bushes, and/or underbrush, which is not being cultivated for ornamental purposes or intentionally designed as native landscape, upon any lot or parcel of land improved or unimproved within the unincorporated areas of the County for any zoning district that permits residential development, which exceeds 18 inches in height, to the extent that such portion of the lot or parcel of land is or may reasonably become infested or inhabited by rats or other vermin, or may furnish a breeding place for mosquitoes, or may reasonably cause disease or create a fire hazard, is declared to be a public nuisance and is hereby prohibited.”
9. Respondent is in violation of Section 14-41, LCC, by maintaining overgrown weeds, grasses and shrubbery on the Subject Property in such a manner as to constitute a public nuisance.

ORDER

Having heard the testimony and evidence presented at the public hearing and based upon the foregoing Findings of Fact and Conclusions of Law, pursuant to the authority granted by Chapter 162, Florida Statutes, and Chapter 6, LCC, the Board voted (6) in favor to (0) opposed to adopt the Findings of Fact and Conclusions of Law and enter this Order.

Accordingly, it is hereby ORDERED:

1. Respondent shall mow and properly maintain the weeds, grasses and shrubbery on the Subject Property.
2. Respondent has thirty (30) days from the date of this Order to come into compliance, the deadline being March 29, 2023.
3. Prior to the ordered compliance deadline date set forth in paragraph 2 above, upon bringing the Subject Property into compliance with the provisions of this Order, Respondent shall contact the Leon County Department of Development Support and Environmental Management, at (850) 606-1300, to schedule an inspection to verify that the Subject Property has been brought into compliance and to obtain an Affidavit of Compliance to be filed with the Board.
4. Unless this Order is timely challenged as provided below, it will be recorded in the official public records of Leon County.
5. The provisions of this paragraph 5 shall take effect automatically upon Respondent’s failure to abide by the requirements set forth in paragraphs 1-3 above. If Respondent fails to comply with any one or more of the requirements set forth in paragraphs 1-3 above by the corresponding compliance deadline date, an Order Imposing Fine will be filed against Respondent immediately and a fine shall be assessed in the amount of \$100.00 for the first day and \$35.00 for each day thereafter that the violation persists beyond the ordered compliance deadline date. Such fine shall cease accruing when the amount reaches \$10,000.00. The fines established by the Order Imposing Fine shall constitute a lien against the Subject Property and upon any other real or personal property owned by Respondent.



LEON COUNTY CODE ENFORCEMENT BOARD

CEB CASE NO. 23-005

Page 3 of 4

6. Respondent has been found to be in violation of Section 14-41, LCC. If at any time within the next five years, Respondent is found by the Board to have violated the same provisions of the LCC cited in this Order, either at the Subject Property or at any other location, any such new violation will be treated as a repeat violation. In accordance with Section 6-34, LCC, if the Board finds that a repeat violation has occurred, Respondent will be subject to a fine of up to \$500.00 per day to run from the date Respondent is provided notice of the repeat violation until it is resolved. If the Board finds the violation to be irreparable or irreversible in nature, it may impose a one-time fine not to exceed \$5,000.00 per violation.

NOTICE OF OPPORTUNITY TO CHALLENGE FINE AMOUNT

Notice to Respondent: You are hereby notified that you may request a public hearing before the Code Enforcement Board challenging the validity of the fine amount or the imposition of the lien upon the filing of a Request for Hearing with the Board Administrator within twenty (20) days from the date of this Order. If such a hearing is requested, the hearing shall be limited to consideration of only those new findings necessary to impose an appropriate fine amount.

NOTICE OF RIGHT TO SEEK REVIEW IN THE CIRCUIT COURT

Notice to Respondent: You are hereby notified that you may appeal this Order to the Circuit Court within thirty (30) days of the date of this Order.

DONE AND ORDERED this 27 day of February, 2023.

LEON COUNTY CODE ENFORCEMENT BOARD

BY: 

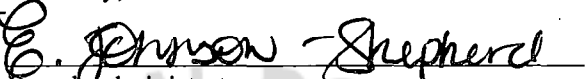
DAVID MUNTEAN, CHAIRMAN

ATTESTED TO:

BY: 

Board Administrator

I hereby certify that a true copy of the above Order has been sent to Respondent, James E. Shaper, 2910A Treasure Circle, Panama City Beach, Florida 32408 by U.S. First Class and Certified Mail, this 27 day of February, 2023.


 Board Administrator

ATTENTION: In order to avoid continued accrual of the per day fine and lien amounts, it is the Respondent's responsibility to contact the Department of Development Support and Environmental Management of Leon County, Florida, at (850) 606-1300 to: 1) satisfactorily demonstrate that the violation has been corrected; 2) request an inspection; and 3) obtain an Affidavit of Compliance.



UNOFFICIAL DOCUMENT

LEON COUNTY CODE ENFORCEMENT BOARD
CEB CASE NO. 23-005
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RECORDING OF THIS ORDER IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA,
SHALL CONSTITUTE NOTICE THAT THE SUBJECT PROPERTY IS IN VIOLATION OF
CHAPTER 14, SECTION 14-41, LCC, AND THE FINDINGS THEREIN SHALL BE BINDING
UPON ANY SUBSEQUENT PURCHASERS, SUCCESSORS IN INTEREST, OR ASSIGNS.



LEON COUNTY CODE ENFORCEMENT BOARD

LEON COUNTY, a political subdivision
of the State of Florida,

CEB CASE NO.: 23-004

Petitioner,

vs.

James E. Shaper,

Respondent.

I certify that this and the following 1 pages to be a true and
correct copy of the original document that it purports to be.
Dated 4/21/23
Signed E. Johnson-Shepherd
Leon County Compliance Board Coordinator
435 N. Macomb St., 2nd Floor, Tallahassee, Florida 32301

ORDER IMPOSING FINE

THIS CAUSE came before the Leon County Code Enforcement Board for public hearing
on February 16, 2023, and after due notice to Respondent James E. Shaper, the board issues its
Order Imposing Fine as follows:

IT IS ORDERED that:

1. Respondent James E. Shaper was found by the Leon County Code Enforcement Board to be in violation of Section 14-21 of the Leon County Code of Laws, on the property located at 5500 Split Oak Court, Parcel ID # 210648 B0180.
2. That the Board Order entered on February 27, 2023, established a deadline of March 29, 2023, for which compliance was to have been met.
3. Further, that the said Order put Respondent on notice that a fine of \$250.00 for each day thereafter any violation continues past the compliance deadline date may be imposed.
3. That filing of an Affidavit of Non-compliance with the Code Enforcement Board Administrator by a Code Enforcement Inspector after the date set for compliance, shall constitute notice to the Code Enforcement Board that the February 27, 2023, Board's Order was not complied with.
5. That the fines assessed in the February 27, 2023, Board's Order will now begin to accrue as of March 30, 2023, against the Respondent, severally.
6. Pursuant to Section 162.09(3), Florida Statutes, this Order shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent, James E. Shaper, for all fines accruing until such time as the violation(s) are corrected or this lien foreclosed by Leon County.



ORDER IMPOSING FINE
CASE NO. 23-004
Page 2 of 2

7. No lien created herein shall be enforced against the homestead property of the Respondent, James E. Shaper.
8. Any lien created hereunder that remains unpaid three (3) months from its filing may be referred to the Leon County Attorney or his/her designee to foreclose, enforce, collect, or settle said lien under any legal or equitable remedies available.
9. The assessment of a fine(s) shall become self-executing upon the filing of an Affidavit of Non-Compliance being with the Code Enforcement Board Administrator and another hearing shall not be necessary.

DONE AND ORDERED this 20 day of April, 2023.

LEON COUNTY CODE ENFORCEMENT BOARD

BY:

WILL SHEPHERD, VICE CHAIRMAN

ATTESTED TO:

BY:

E. Johnson - Shepherd
Board Administrator

I hereby certify that a true copy of the above Order has been sent to Respondent, James E. Shaper, 2910A Treasure Circle, Panama City Beach, Florida 32408 by U.S. First Class and Certified Mail, this 21 day of April, 2023.

E. Johnson - Shepherd
Board Administrator



LEON COUNTY CODE ENFORCEMENT BOARD

LEON COUNTY, a political subdivision
of the State of Florida,

CEB CASE NO.: 23-005

Petitioner,

vs.

James E. Shaper,

Respondent.

I certify that this and the following 1 pages to be a true and
correct copy of the original document that it purports to be.
Dated 5/11/23
Signed E. Jensen-Shupurd
Leon County Compliance Board Coordinator
435 N. Macomb St., 2nd Floor, Tallahassee, Florida 32301

ORDER IMPOSING FINE

THIS CAUSE came before the Leon County Code Enforcement Board for public hearing on February 16, 2023, and after due notice to Respondent James E. Shaper, the board issues its Order Imposing Fine as follows:

IT IS ORDERED that:

1. Respondent James E. Shaper was found by the Leon County Code Enforcement Board to be in violation of Section 14-41 of the Leon County Code of Laws, on the property located at 5500 Split Oak Court, Parcel ID # 210648 B0180.
2. That the Board Order entered on February 27, 2023, established a deadline of March 29, 2023, for which compliance was to have been met.
3. Further, that the said Order put Respondent on notice that a fine of \$100.00 for the first day and \$35.00 for each day thereafter any violation continues past the compliance deadline date may be imposed.
4. That filing of an Affidavit of Non-compliance with the Code Enforcement Board Administrator by a Code Enforcement Inspector after the date set for compliance, shall constitute notice to the Code Enforcement Board that the February 27, 2023, Board's Order was not complied with.
5. That the fines assessed in the February 27, 2023, Board's Order will now begin to accrue as of March 30, 2023, against the Respondent, severally.

ORDER IMPOSING FINE
CASE NO. 23-005
Page 2 of 2

6. Pursuant to Section 162.09(3), Florida Statutes, this Order shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent, James E. Shaper, for all fines accruing until such time as the violation(s) are corrected or this lien foreclosed by Leon County.
7. No lien created herein shall be enforced against the homestead property of the Respondent, James E. Shaper.
8. Any lien created hereunder that remains unpaid three (3) months from its filing may be referred to the Leon County Attorney or his/her designee to foreclose, enforce, collect, or settle said lien under any legal or equitable remedies available.
9. The assessment of a fine(s) shall become self-executing upon the filing of an Affidavit of Non-Compliance being with the Code Enforcement Board Administrator and another hearing shall not be necessary.

DONE AND ORDERED this 10 day of May, 2023.

LEON COUNTY CODE ENFORCEMENT BOARD

BY: [Signature]
WILL SHEPHERD, ACTING CHAIR

ATTESTED TO:

BY: [Signature]
Board Administrator

I hereby certify that a true copy of the above Order has been sent to Respondent, James E. Shaper, 2910 A Treasure Circle, Panama City Beach, Florida 32408 by U.S. First Class and Certified Mail, this 11 day of May, 2023.

[Signature]
Board Administrator



LEON COUNTY NUISANCE ABATEMENT BOARD

LEON COUNTY, a Charter County
and Political Subdivision
of The State of Florida,

CEB CASE NO.: 23-004

Petitioner,
vs.

James E. Shaper,

Respondent.

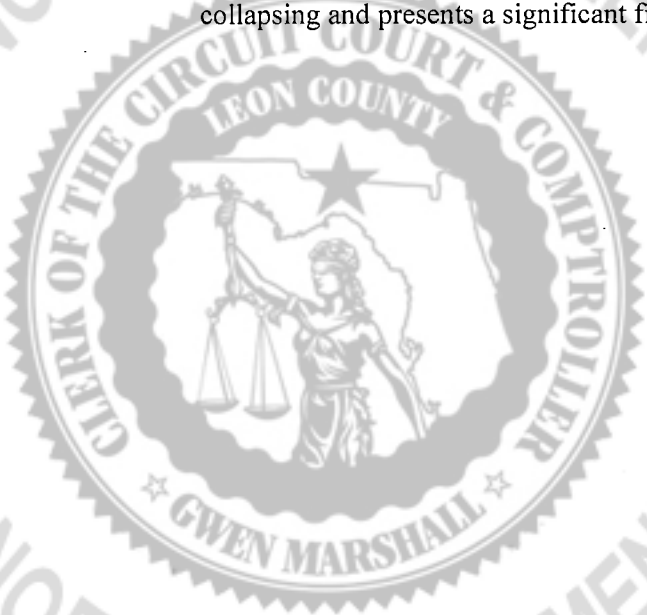
I certify that this and the following 2 pages to be a true and correct copy of the original document that it purports to be.
Dated 10/27/23
Signed E. Johnson-Shepherd
Leon County Compliance Board Coordinator
435 N. Macomb St., 2nd Floor, Tallahassee, Florida 90511

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

THIS CAUSE came for a duly noticed public hearing before the Leon County Nuisance Abatement Board ("Board") on August 17, 2023. The Board, having heard testimony under oath and received evidence, issues its Findings of Fact and Conclusions of Law and enters its Order in this case as follows:

FINDINGS OF FACT

1. James E. Shaper ("Respondent") is the owner of the property located at 5500 Split Oak Court, Parcel ID # 210648 B0180 ("Subject Property").
2. The Subject Property was found to be in violation of Section 14-21 of the Leon County Code of Laws ("LCC") by the Code Enforcement Board on February 16, 2023.
3. Staff has conducted follow-up inspections or computer database research during the period of November 2022 through September 2023. The Subject Property remains in violation of the Code Enforcement Board Order entered on February 27, 2023, as evidenced by the testimony and photographs presented at the hearing and made part of the record.
4. On July 14, 2023, a notice of public nuisance was sent to Respondent by certified mail, return receipt requested, to the address listed in the property appraiser's database. The certified mail was returned unclaimed.
5. On September 5, 2023, a notice of hearing was sent to Respondent by certified mail, return receipt requested, to the address listed in the County Property Appraiser's database. The certified mail was returned unclaimed.
6. The structure on Subject Property presents a serious and continuing danger to the public and/or occupants of the Subject Property based upon the following factors including but not limited to: unsecured or unsecurable dangerous conditions, a history of demonstrating the Respondent's failure to exercise reasonable control over the property to keep it secure or safe, and/or a history showing that notwithstanding the reasonable efforts of code compliance staff and/or the code enforcement board, the property remains in a condition which is dangerous to the public health, safety and welfare.
7. Specifically, the Subject Property presents a serious and continuing danger to the public and/or occupants of the Subject Property because it contains a dilapidated structure that is at risk of collapsing and presents a significant fire hazard.



LEON COUNTY NUISANCE ABATEMENT BOARD
CEB CASE NO. 23-004
Page 2 of 3

8. Respondent was not present at the hearing and was not represented by counsel.

CONCLUSIONS OF LAW

1. The Subject Property having been found to be in violation of Section 14-21, LCC, by the Code Enforcement Board on February 16, 2023, having been found to constitute a serious and continuing danger to the public and/or occupants of the Subject Property, and proper notification requirements having been met according to Chapter 162, Florida Statutes, and Chapter 14, LCC, Section 14-51, LCC, authorizes the Nuisance Abatement Board to issue orders following a hearing, which orders shall have the force of law, including ordering demolition of a dilapidated structure on the premises.

ORDER

Having heard the testimony and evidence presented at the public hearing and based upon the foregoing Findings of Fact and Conclusions of Law, pursuant to the authority granted by Chapter 162, Florida Statutes, and Chapter 14, Leon County Code of Laws, the Board voted five (5) in favor to zero (0) opposed to adopt the Findings of Fact and Conclusions of Law and enter this Order.

Accordingly, it is hereby ORDERED:

1. Respondent shall obtain any permits required to erect, secure, repair, remove or demolish the dilapidated structure on the Subject Property within fourteen (14) days from the date of this Order, the compliance deadline date being November 9, 2023.
2. Respondent shall bring the Subject Property into compliance and obtain all inspections required pursuant to the Florida Building Code and obtain an Affidavit of Compliance within thirty (30) days from the date of this Order, the compliance deadline date being November 25, 2023.
3. Prior to the ordered compliance deadline date set forth herein above, upon abating the nuisance, Respondent shall notify the Leon County Department of Development Support and Environmental Management, at (850) 606-1300, to schedule an inspection to verify that the Subject Property has been brought into compliance and to obtain an Affidavit of Compliance to be filed with the Board.
4. Respondent shall vacate the Subject Property should the Respondent not obtain the required permit within fourteen (14) days from the date of this Order, the compliance deadline date being November 9, 2023.
5. Should the Respondent fail to abide by the requirements set forth in paragraphs 1 and 2, the County through the County Administrator or designee and/or agents or contractors hired by the County Administrator or designee, is authorized to enter the Subject Property to abate the nuisance by demolishing the dilapidated structure or to repair the structure to render it safe, as determined by the Building Official.



LEON COUNTY NUISANCE ABATEMENT BOARD
CEB CASE NO. 23-004
Page 3 of 3

6. Should the County abate the nuisance, the County shall mail, by certified mail, return receipt requested, to the Respondent a notice of the cost of abating the conditions. If payment is not received within 30 days after the mailing of the notice of assessment for the work together with all costs of inspection and administration, the County may file a lien against the property for the actual cost of the work, inspection and administration costs, interest, plus reasonable attorney's fee, and other costs of collecting the sums. The lien shall constitute a lien against the land on which the public nuisance existed. The County Attorney may foreclose on any lien that remains unpaid or to sue to recover a money judgment for the amount of the lien plus accrued interest.

NOTICE OF REVIEW TO THE CIRCUIT COURT

The Respondent is hereby notified that you may appeal this Order to the Circuit Court by filing a Petition for Writ of Certiorari within fifteen (15) days of the date of this Order.

DONE AND ORDERED this 26 day of October, 2023.

LEON COUNTY NUISANCE ABATEMENT BOARD

BY: Claudette Cromartie
CLAUDETTE CROMARTIE, ACTING CHAIR

ATTESTED TO:

BY: E. Johnson - Shepherd
Board Administrator

I hereby certify that a true copy of the above Order has been sent to Respondent, James E. Shaper, 2910 A Treasure Circle, Panama City Beach, Florida 32408 by U.S. First Class and Certified Mail, this 27 day of October, 2023.

E. Johnson - Shepherd
Board Administrator

ATTENTION: It is the Respondent's responsibility to notify the Department of Development Support and Environmental Management at (850) 606-1300 to request an inspection and satisfactorily demonstrate that the violation has been corrected, and to obtain an Affidavit of Compliance, in order to avoid continued accrual of per day fine and lien amounts.

RECORDING OF THIS ORDER IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SHALL CONSTITUTE NOTICE THAT THE SUBJECT PROPERTY IS IN VIOLATION OF CHAPTER 14, SECTION 14-21, LEON COUNTY CODE OF LAWS, AND THE FINDINGS THEREIN SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASERS, SUCCESSORS, INTEREST, OR ASSIGNS.



UNOFFICIAL DOCUMENT

executive line

OR 1074 PC 411

This Indenture,

Made this

15

day of July

, A. D. 19 83

Between SINGLETARY CONSTRUCTION, INC.

a corporation existing under the laws of the State of FLORIDA
 having its principal place of business in the County of LEON and
 State of FLORIDA party of the first part, and

JAMES F. SHAPER and LORI J. SHAPER, husband and wife
 whose mailing address is: 5500 Split Oak Court, Tallahassee, FL 32303

of the County of LEON and State of FLORIDA
 party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten (\$10.00) and 00/100 and other valuable considerations --- Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of LEON, State of Florida, to wit:

Lot 18, Block "B", LAKEWOOD ESTATES, UNIT NO. 1, a subdivision as per map or plat thereof, recorded in Plat Book 8, Page 72, of the Public Records of Leon County, Florida.



RECORDED IN THE PUBLIC
 RECORDS OF LEON COUNTY
 JUL 18 3 54 PM 1983
 PAUL H. HARTLEY
 CLERK OF CIRCUIT COURT

628613

SUBJECT TO taxes for the year 1983 and subsequent years. FURTHER SUBJECT TO covenants, restrictions, reservations and easements of record, if any.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its the day and year above written.

(Corporate Seal)

SINGLETARY CONSTRUCTION, INC.

Attest: _____

By Morris Singletary
 MORRIS SINGLETARY President

Signed, Sealed and Delivered in Our Presence:

Sandra S. Miller
Robert E. Shaper Jr.
 State of Florida

County of LEON

I Hereby Certify, That on this 15 day of July A. D. 19 83
 before me personally appeared MORRIS SINGLETARY President and

respectively of SINGLETARY CONSTRUCTION, INC., a corporation under the laws of the State of FLORIDA, to me known to be the persons described in and who executed the foregoing conveyance to

JAMES E. SHAPER and LORI J. SHAPER, husband and wife and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at TALLAHASSEE and State of Florida the day and year last aforesaid.

Notary Public

My Commission Expires 2-3-84

executive line

This Indenture

0R1262700079

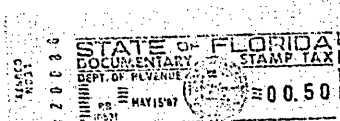
Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "and" shall include all the notes herein described if more than one

Made this 15th day of May A. D. 1987
Between JAMES E. SHAPER AND LORI J. SHAPER, husband and wife

Leon and State of Florida, of the County of
and BRENDA POSTON, party of the first part,

Leon and State of Florida, of the County of
Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and no/100-----Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Leon State of Florida, to wit:

SEE SCHEDULE "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF



RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.
MAY 15 11 13 AM '87
PAUL F. MARSHFIELD
CLERK OF CIRCUIT COURT
823138

To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

James E. Shaper
Lori J. Shaper

James E. Shaper
Lori J. Shaper

State of Florida,

County of Leon

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,
James E. Shaper and Lori J. Shaper

to me well known to be the person described in and who executed the foregoing instrument and they acknowledged before me that executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Tallahassee
County of Leon, and State of Florida, this 15th day of May A. D. 1987



Rachel B. Way
Notary Public
My Commission Expires Sept. 24, 1988

001262PG 0080

SCHEDULE "A"

Commence at a found iron pin marking the Southwesterly corner of Lot 18 (also the Southeasterly corner of Lot 17), Block "B" of LAKEWOOD ESTATES Unit # 1 as per map or plat thereof recorded in Plat Book 8, Page 72 of the Public Records of Leon County, Florida, said point lying on the right-of-way boundary of a 50 foot cul-de-sac of Split Oak Court for the POINT OF BEGINNING.

From said POINT OF BEGINNING thence North 01 degree 58 minutes 04 seconds West along the Westerly boundary of said Lot 18 140.28 feet to a found iron pin marking the Northwesterly corner of said Lot 18 (also the Northeasterly corner of said Lot 17); Thence South 03 degrees 47 minutes 46 seconds East 140.59 feet to an iron pin set on said right-of-way boundary of Split Oak Court, said point lying on a curve concave to the Southwesterly; Thence along said curve and along said right-of-way boundary through a central angle of 05 degrees 08 minutes 49 seconds with a radius of 50.00 feet for an arc distance of 4.49 feet (the chord of said curve being North 89 degrees 03 minutes 03 seconds West 4.49 feet) to the POINT OF BEGINNING.

Containing 0.007 of an acre more or less.

IN THE CIRCUIT COURT OF THE
SECOND JUDICIAL CIRCUIT,
IN AND FOR LEON COUNTY, FLORIDA

CASE NO. 88-2537

IN RE: The Marriage of

JAMES EDWARD SHAPER,

Petitioner/Husband

and

LORI JONES SHAPER,

Respondent/Wife.

OR1363PC1583

RECORDED
INDEXED
FEB 23 4 5 PM '88
CLERK OF COURT

927774

FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE

THIS CAUSE is before the court upon the Petition for Dissolution of Marriage filed herein by Petitioner, JAMES EDWARD SHAPER, the Counter-petition for Dissolution of Marriage filed herein by Respondent and the Motion to Strike or Alternatively to Dismiss Counter-petition filed herein by Petitioner. This court having considered the pleadings and financial affidavits filed herein by the parties and pursuant to Chapter 61, Florida Statutes, the summaries of evidence submitted by Petitioner to this court on December 16, 1988, the testimony of the parties and after considering argument of counsel, has determined that the Court has jurisdiction over the parties and that the marriage between the parties is irretrievably broken. Further, this court finds that certain real and personal property was acquired by the parties during the marriage and that division of same requires adjudication by this court, that during the course of the marriage the parties accumulated certain debts, incurred both jointly and individually, and that responsibility for these debts requires adjudication by the court, that Respondent, LORI JONES SHAPER desires restoration of her maiden name LORI ELISE JONES and that although the Counter-petition for Dissolution of Marriage was untimely filed without authorization of this court or consent of Petitioner, the Petitioner's Motion to Strike should be denied in the interests of judicial economy. Accordingly, it is

ORDERED AND ADJUDGED:

1. That the marriage of the parties is dissolved and each spouse is restored to the status of being single and unmarried.

OR1363P1584

2. That Respondent's requests for alimony, partition, and for the award of a special equity in the marital home be and the same hereby are denied.

3. That the total equity of the parties in the marital home located at 5500 Split Oak Court, Tallahassee, Florida 32303, and currently held by the parties as tenants by the entirety does not exceed \$1,000 (or \$500 each). Petitioner, due to his post petition contributions to and payment of mortgage payments, maintenance, utilities and the like has, in effect, acquired all interest of Respondent in said marital home or has demonstrated a special equity in Respondent's interest in same and the marital home of the parties shall be the sole property of Petitioner. Petitioner will be solely liable for the mortgage on the marital home, American Home Funding Account 059308-7 and all its successors and assigns and for any future liability incurred in connection with this property and shall hold Respondent harmless from and indemnify her from any and all liability therefor. The marital home shall be subject to an equitable lien in favor of the Respondent indemnifying Respondent against any loss hereinafter caused by Petitioner in association with this property.

4. That the 1985 Chrysler New Yorker automobile, currently owned jointly by the parties, shall be the sole asset and obligation of Respondent. Respondent shall be solely responsible for Florida Commerce Federal Credit Union auto loan account 11304 and all its successors and assigns and for any future liability incurred in connection with this property and shall hold Petitioner harmless from and indemnify him from any and all liability therefor. Petitioner shall be awarded an equitable lien indemnifying Petitioner from any loss hereinafter incurred in connection with this property.

5. That the Petitioner shall take sole responsibility

for the following liabilities: Florida Commerce Federal Credit Union, Account 11304 revolving credit loan 1; Colonial National Bank, Account [REDACTED] 3 Mastercard; Sears Account 7595067241135; Montgomery Wards; Lowes account C81300766085385; and the Gayfers special account with a balance of approximately \$300.00 and shall hold Respondent harmless from and indemnify her from any and all liability therefor.

6. That Respondent shall take sole financial responsibility for the following: Chevy Chase FSB account [REDACTED] 5 Mastercard; VISA account 4820005400337308; Gayfers regular account; United Surgical Steel Company Inc. account; and all student loans incurred in pursuit of her education and shall hold Petitioner harmless from and indemnify him from any and all liability therefor.

7. That Petitioner will inform Florida Commerce Federal Credit Union, Colonial National Bank, Sears, Montgomery Ward, Lowes, and Gayfers that he has been ordered to take sole financial responsibility for those liabilities set out in paragraph 5 and will exercise his best effort at having Respondent's name removed from these liabilities, if at all possible.

8. That Respondent will inform Chevy Chase FSB, VISA, Gayfers, United Surgical Steel Company Inc. and the creditors of her student loans, CSI Financial Services, that she has been ordered to take sole financial responsibility for those liabilities set out in paragraph 6 and will exercise her best efforts at having Petitioner's name removed from these liabilities, if at all possible.

9. That Respondent shall be awarded the personal property listed in Petitioner's Summary of Items To Respondent not Disputed, attached hereto as Exhibit "A" and incorporated herein by reference.

10. That Respondent will collect any of these items remaining in the possession of Petitioner at a time mutually convenient to the parties but not more than 51 days from the entry of this order.

11. Petitioner shall be awarded the personal property listed in Petitioner's Summary of Items to Petitioner not Disputed attached hereto as part of Exhibit "A" and incorporated herein by reference with the exception of the Phone Recorder and the 13-inch TV, which items shall become the property of Respondent. In addition, Petitioner is awarded the items listed in Petitioner's Summary of Items In Dispute, attached hereto as part of Exhibit "A" and incorporated herein by reference, with the exception of the wedding pictures and family pictures, which items are dealt with herein below.

12. That each party shall have as his or her separate property, all of their clothing, personal items, and similar effects currently in their possession or under their control.

13. That division of the wedding pictures and other pictures in the family albums shall be accomplished as follows: the parties shall meet at a time convenient to the parties but not more than 30 days after entry of this order, bringing all family photographs and wedding photographs in their possession. One party then shall choose one photograph and then the other party shall choose a photograph and so on, each party alternately selecting one photograph until all the photographs are distributed. If one of the parties wishes a duplicate of a photograph in the other's possession, the request shall be made in writing. The party possessing the photograph will then see that a duplicate is made, and the party requesting the duplication shall pay the costs of duplication.

14. That the costs of the appraisal done by Hugh Harrell on the marital home of the parties shall be split equally between the parties.

15. That each party shall be responsible for and indemnify and hold the other party harmless from those debts individually incurred by that party since the time of their separation except as otherwise provided for herein.

16. That the requests by Petitioner and Respondent for the award of attorneys' fees and costs in these proceedings be and

they hereby are denied and each of the parties shall be solely responsible for all such fees and costs incurred by them or on their own behalf.

OR1363PC1587

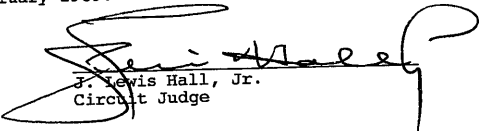
17. That each of the parties hereto shall execute and deliver to the other party any documents that may be reasonably necessary or required to accomplish the intentions of the court and shall comply with the provisions of this order.

18. That the Motion to Strike or Alternatively to Dismiss Respondent's Counter-petition be and the same is hereby denied.

19. That the Respondent by and she hereby is restored with her maiden name of LORI ELISE JONES.

20. This court retains jurisdiction of this cause to enforce the provisions of this Final Judgment of Dissolution of Marriage as may be provided by Chapter 61, Florida Statutes and as may from time to time become necessary.

DONE AND ORDERED in Tallahassee, Leon County, Florida,
on this 21st day of February 1989.


J. Lewis Hall, Jr.
Circuit Judge

Copies furnished to:

C. Edwin Rude, Jr.
James Talley

SUMMARY

ITEMS TO RESPONDENT NOT DISPUTED.

Lenox China (8 place settings plus serving pieces)
Antique Sewing Machine
File Cabinet
2 Lamps
Maple Dresser
2 Bedside Tables
Toaster Oven
Food Processor
Blender
3 Wooden Spoons Wallhanging
Grandmother's Glasses
Waffle Iron
Singer Sewing Machine
Stainless Cookware
Books
Jewelry
Wedding Pictures (excluding those of Petitioner's Family)
A portion of photographs from family album
Bathtub Whirlpool Attachment
Wooden Curtain Rod
Small Table from laundry room
Wedding Dress
Personal Clothing
Racquetball Racquet
Snorkel Gear
Crystal Glasses
1985 Chrysler New Yorker automobile (as long as Petitioner's credit is not further adversely effected)
Collage Picture Frame & Pictures
Radar Detector
Coffee Maker
Cordless Phone
Cookbooks
Oneida Flatware (8 place settings and serving pieces)
2 sets Corningware
Crystal bowls
Toaster
Tupperware Bowls
Corningware Casserole
Cutlery Set
Casserole Dish with Basket
Crystal Bud Vase
Iron and Ironing Board

DP1363PC1588

ITEMS TO PETITIONER NOT DISPUTED

Tools
2 turntables
CD player
Tuner
Equalizer
Reel to Reel
Amplifier
Cassette Player
Noise Reduction System
AC Speaker
Receiver
Headphones
VCR
TV 25"
TV 13"
Sofa
Lazy Boy Chair
Living room end tables
Oak wall unit
Red Chair
1 Lamp
Kitchen Table with 4 chairs
Waterbed

Cedar chest
Storage shed
Scuba Gear
Camera
Mixed breed dog
Jewelry
Personal Clothes
1976 Dodge Van
Phone Recorder

OR1363PC1589

ITEMS IN DISPUTE

OR 1363 PC 1590

<u>Item</u>	<u>Acquired</u>	<u>Current Disposition</u>	<u>Proposed Disposition</u>
Washer & Dryer	during marriage	Petitioner	Petitioner
Vacuum Cleaner	during marriage	Petitioner	Petitioner
1981 Honda Motorcycle	before marriage	Petitioner	Petitioner
Gas Bushwacker	during marriage	Petitioner	Petitioner
Marital Home	during marriage	Petitioner	Petitioner
Wedding picture which includes Petitioner's family	during marriage	Petitioner	Petitioner
A portion of photographs from family album	during marriage	Petitioner	Petitioner

IN THE CIRCUIT COURT OF THE
SECOND JUDICIAL CIRCUIT,
IN AND FOR LEON COUNTY, FLORIDA

CASE NO. 88-2537

IN RE: The Marriage of
JAMES EDWARD SHAPER,
Petitioner/Husband

OR1363PC1583

and

LORI JONES SHAPER,
Respondent/Wife.

03508 0551

FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE

THIS CAUSE is before the court upon the Petition for Dissolution of Marriage filed herein by Petitioner, JAMES EDWARD SHAPER, the Counter-petition for Dissolution of Marriage filed herein by Respondent and the Motion to Strike or Alternatively to Dismiss Counter-petition filed herein by Petitioner. This court having considered the pleadings and financial affidavits filed herein by the parties and pursuant to Chapter 61, Florida Statutes, the summaries of evidence submitted by Petitioner to this court on December 16, 1988, the testimony of the parties and after considering argument of counsel, has determined that the Court has jurisdiction over the parties and that the marriage between the parties is irretrievably broken. Further, this court finds that certain real and personal property was acquired by the parties during the marriage and that division of same requires adjudication by this court, that during the course of the marriage the parties accumulated certain debts, incurred both jointly and individually, and that responsibility for these debts requires adjudication by the court, that Respondent, LORI JONES SHAPER desires restoration of her maiden name LORI ELISE JONES and that although the Counter-petition for Dissolution of Marriage was untimely filed without authorization of this court or consent of Petitioner, the Petitioner's Motion to Strike should be denied in the interests of judicial economy. Accordingly, it is

927774

1137297

ORDERED AND ADJUDGED:

1. That the marriage of the parties is dissolved and each spouse is restored to the status of being single and unmarried. **OR1363P01584**

2. That Respondent's requests for alimony, partition, and for the award of a special equity in the marital home be and the same hereby are denied. **OR1566P0551A**

3. That the total equity of the parties in the marital home located at 5500 Split Oak Court, Tallahassee, Florida 32303, and currently held by the parties as tenants by the entirety does not exceed \$1,000 (or \$500 each). Petitioner, due to his post petition contributions to and payment of mortgage payments, maintenance, utilities and the like has, in effect, acquired all interest of Respondent in said marital home or has demonstrated a special equity in Respondent's interest in same and the marital home of the parties shall be the sole property of Petitioner. Petitioner will be solely liable for the mortgage on the marital home, American Home Funding Account 059308-7 and all its successors and assigns and for any future liability incurred in connection with this property and shall hold Respondent harmless from and indemnify her from any and all liability therefor. The marital home shall be subject to an equitable lien in favor of the Respondent indemnifying Respondent against any loss hereinafter caused by Petitioner in association with this property.

4. That the 1985 Chrysler New Yorker automobile, currently owned jointly by the parties, shall be the sole asset and obligation of Respondent. Respondent shall be solely responsible for Florida Commerce Federal Credit Union auto loan account 11304 and all its successors and assigns and for any future liability incurred in connection with this property and shall hold Petitioner harmless from and indemnify him from any and all liability therefor. Petitioner shall be awarded an equitable lien indemnifying Petitioner from any loss hereinafter incurred in connection with this property.

5. That the Petitioner shall take sole responsibility

for the following liabilities: Florida Commerce Federal Credit Union, Account 11304 revolving credit loan 1; Colonial National Bank, Account [REDACTED] Mastercard; Sears Account [REDACTED]; Montgomery Wards; Lowes account [REDACTED]; and the Gayfers special account with a balance of approximately \$300.00 and shall hold Respondent harmless from and indemnify her from any and all liability therefor.

OR1566PC0552

6. That Respondent shall take sole financial responsibility for the following: Chevy Chase FSB account [REDACTED] Mastercard; VISA account [REDACTED]; Gayfers regular account; United Surgical Steel Company Inc. account; and all student loans incurred in pursuit of her education and shall hold Petitioner harmless from and indemnify him from any and all liability therefor.

7. That Petitioner will inform Florida Commerce Federal Credit Union, Colonial National Bank, Sears, Montgomery Ward, Lowes, and Gayfers that he has been ordered to take sole financial responsibility for those liabilities set out in paragraph 5 and will exercise his best effort at having Respondent's name removed from these liabilities, if at all possible.

8. That Respondent will inform Chevy Chase FSB, VISA, Gayfers, United Surgical Steel Company Inc. and the creditors of her student loans, CSI Financial Services, that she has been ordered to take sole financial responsibility for those liabilities set out in paragraph 6 and will exercise her best efforts at having Petitioner's name removed from these liabilities, if at all possible.

9. That Respondent shall be awarded the personal property listed in Petitioner's Summary of Items To Respondent not Disputed, attached hereto as Exhibit "A" and incorporated herein by reference.

10. That Respondent will collect any of these items remaining in the possession of Petitioner at a time mutually convenient to the parties but not more than 51 days from the entry of this order.

11. Petitioner shall be awarded the personal property listed in Petitioner's Summary of Items to Petitioner not Disputed attached hereto as part of Exhibit "A" and incorporated herein by reference with the exception of the Phone Recorder and the 13-inch TV, which items shall become the property of Respondent. In addition, Petitioner is awarded the items listed in Petitioner's Summary of Items In Dispute, attached hereto as part of Exhibit "A" and incorporated herein by reference, with the exception of the wedding pictures and family pictures, which items are dealt with herein below.

12. That each party shall have as his or her separate property, all of their clothing, personal items, and similar effects currently in their possession or under their control.

13. That division of the wedding pictures and other pictures in the family albums shall be accomplished as follows: the parties shall meet at a time convenient to the parties but not more than 30 days after entry of this order, bringing all family photographs and wedding photographs in their possession. One party then shall choose one photograph and then the other party shall choose a photograph and so on, each party alternately selecting one photograph until all the photographs are distributed. If one of the parties wishes a duplicate of a photograph in the other's possession, the request shall be made in writing. The party possessing the photograph will then see that a duplicate is made, and the party requesting the duplication shall pay the costs of duplication.

14. That the costs of the appraisal done by Hugh Harrell on the marital home of the parties shall be split equally between the parties.

15. That each party shall be responsible for and indemnify and hold the other party harmless from those debts individually incurred by that party since the time of their separation except as otherwise provided for herein.

16. That the requests by Petitioner and Respondent for the award of attorneys' fees and costs in these proceedings be and

they hereby are denied and each of the parties shall be solely responsible for all such fees and costs incurred by them or on their own behalf.

OR1363PC1587

DP156610554

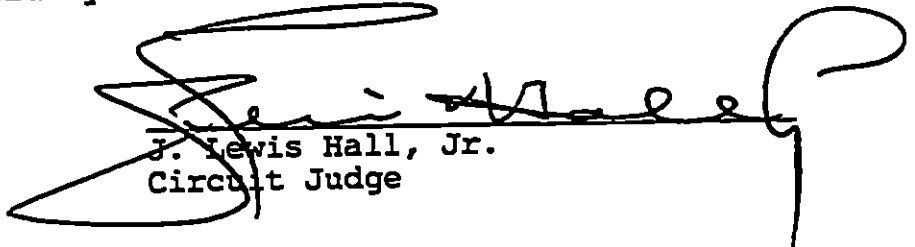
17. That each of the parties hereto shall execute and deliver to the other party any documents that may be reasonably necessary or required to accomplish the intentions of the court and shall comply with the provisions of this order.

18. That the Motion to Strike or Alternatively to Dismiss Respondent's Counter-petition be and the same is hereby denied.

19. That the Respondent by and she hereby is restored with her maiden name of LORI ELISE JONES.

20. This court retains jurisdiction of this cause to enforce the provisions of this Final Judgment of Dissolution of Marriage as may be provided by Chapter 61, Florida Statutes and as may from time to time become necessary.

DONE AND ORDERED in Tallahassee, Leon County, Florida,
on this 21st day of February 1989.


J. Lewis Hall, Jr.
Circuit Judge

Copies furnished to:

C. Edwin Rude, Jr.
James Talley

SUMMARY
ITEMS TO RESPONDENT NOT DISPUTED.

Lenox China (8 place settings plus serving pieces)
Antique Sewing Machine
File Cabinet

OP 1363 PC 1588

2 Lamps
Maple Dresser
2 Bedside Tables
Toaster Oven
Food Processor
Blender
3 Wooden Spoons Wallhanging
Grandmother's Glasses
Waffle Iron
Singer Sewing Machine
Stainless Cookware
Books

OP 1566 PC 0555

Jewelry
Wedding Pictures (excluding those of Petitioner's Family)
A portion of photographs from family album
Bathtub Whirlpool Attachment
Wooden Curtain Rod
Small Table from laundry room
Wedding Dress
Personal Clothing
Racquetball Racquet
Snorkel Gear
Crystal Glasses
1985 Chrysler New Yorker automobile (as long as Petitioner's credit is not
further adversely effected)
Collage Picture Frame & Pictures
Radar Detector
Coffee Maker
Cordless Phone
Cookbooks
Oneida Flatware (8 place settings and serving pieces)
2 sets Corningware
Crystal bowls
Toaster
Tupperware Bowls
Corningware Casserole
Cutlery Set
Casserole Dish with Basket
Crystal Bud Vase
Iron and Ironing Board

ITEMS TO PETITIONER NOT DISPUTED

Tools
2 turntables
CD player
Tuner
Equalizer
Reel to Reel
Amplifier
Cassette Player
Noise Reduction System
AC Speaker
Receiver
Headphones
VCR
TV 25"
TV 13"
Sofa
Lazy Boy Chair
Living room end tables
Oak wall unit
Red Chair
1 Lamp
Kitchen Table with 4 chairs
Waterbed

Cedar chest
Storage shed
Scuba Gear
Camera
Mixed breed dog
Jewelry
Personal Clothes
1976 Dodge Van
Phone Recorder

OP.1566PC0556

OP.1363PC1589

ITEMS IN DISPUTE

OR 1566PC0557

OR 1363PC1590

<u>Item</u>	<u>Acquired</u>	<u>Current Disposition</u>	<u>Proposed Disposition</u>
Washer & Dryer	during marriage	Petitioner	Petitioner
Vacuum Cleaner	during marriage	Petitioner	Petitioner
1981 Honda Motorcycle	before marriage	Petitioner	Petitioner
Gas Bushwacker	during marriage	Petitioner	Petitioner
Marital Home	during marriage	Petitioner	Petitioner
Wedding picture which includes Petitioner's family	during marriage	Petitioner	Petitioner
A portion of photographs from family album	during marriage	Petitioner	Petitioner

Jean W. Mack

STATE OF OREGON, COUNTY OF CLATSOP
JUNE 13 1992
Clerk of Circuit Court
Jean W. Mack

1478882
 SEP 5 10 18 AM '96
 CLERK OF COURT
 LEON COUNTY, FLORIDA

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 21st day of August, 1996 by
 Lori E. Dobbs, f/k/a Lori Elise Jones, f/k/a Lori J. Shaper, whose post office address is 600 N.E. 55th St.;
 Ocala, Florida 34479, first party, to

James E. Shaper, whose post office address is 5500 Split Oak Court; Tall., FL 32303, second party:

Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Leon, State of Florida, to-wit:

See Exhibit "A", attached hereto and made a part hereof.

The above described property is not the residence of the grantor herein, nor is it the residence of any member of her family, nor is it contiguous thereto.

The Grantor herein hereby releases any equitable lien she may have on the herein described property, pursuant to that certain Final Judgement of Dissolution of Marriage, recorded in Official Records Book 1363, Page 1583 and Book 1566, Page 551, of the Public Records of Leon County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
 in the presence of:

Patricia Nicholes
 PATRICIA NICHOLAS

Linda A. Meyer
 LINDA A. MEYER

Lori E. Dobbs
 Lori E. Dobbs, f/k/a Lori Elise Jones,
 f/k/a Lori J. Shaper

Documentary Tax Rd. \$	<u>70</u>
Intangible Tax Pd.	
Dave Lang, Clerk, Leon County	
By <u>ALC</u> Deputy Clerk	

STATE OF FLORIDA
 COUNTY OF Marion

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Lori E. Dobbs, f/k/a Lori Elise Jones, f/k/a Lori J. Shaper, who produced a driver's license as identification and who did not take an oath.

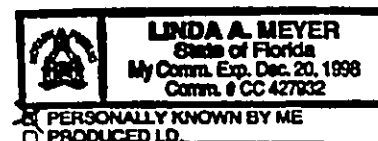
WITNESS my hand and official seal in the County and State aforesaid on August 21st, 1996.

(SEAL)

Linda A. Meyer
 NOTARY PUBLIC

MY COMMISSION EXPIRES:

This instrument prepared by:
 Lynne Kahl, an Officer of
 FIRST AMERICAN TITLE INS. CO.
 2807 Remington Green Circle
 Tall., FL 32308, pursuant to the
 issuance of title insurance.



Schedule A

Lot 18, Block "B" of Lakewood Estates Unit No. 1, a subdivision per map or plat thereof, recorded in Plat Book 8, Page 72 of the Public Records of Leon County, Florida.

Less and Except:

Commence at a found iron pin marking the Southwesterly corner of Lot 18 (also the Southeasterly corner of Lot 17), Block "B" of Lakewood Estates Unit No. 1 as per map or plat thereof recorded in Plat Book 8, Page 72 of the Public Records of Leon County, Florida, said point lying on the right-of-way boundary of a 50 foot cul-de-sac of Split Oak Court for the Point of Beginning. From said Point of Beginning thence North 01 degrees 58 minutes 04 seconds West along the Westerly boundary of said Lot 18 140.28 feet to a found iron pin marking the Northwesterly corner of said Lot 18 (also the Northeasterly corner of said Lot 17); thence South 03 degrees 47 minutes 46 seconds East 140.59 feet to an iron pin set on said right-of-way boundary of Split Oak Court, said point lying on a curve concave to the Southwesterly; thence along said curve and along said right-of-way boundary through a central angle of 05 degrees 08 minutes 49 seconds with a radius of 50.00 feet for an arc distance of 4.49 feet (chord of said curve being North 89 degrees 03 minutes 03 seconds West 4.49 feet) to the Point of Beginning.