

Record Deed: \$18.50  
Deed Documentary Stamps: \$4,557.00  
Total Paid: \$4,575.50

This instrument was prepared by  
and should be returned to:  
Kirby H. Williams  
Clark, Partington, Hart, Larry, Bond & Stackhouse  
34990 Emerald Coast Parkway, Suite 301  
Destin, FL 32541  
CPH File No. 10-5372

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made this 29th day of December, 2010, by and between **THE ST. JOE COMPANY**, a Florida corporation ("Grantor"), whose address is 133 South WaterSound Parkway, WaterSound, Florida 32413, and **BEAZER HOMES CORP.**, a Tennessee corporation ("Grantee"), whose address is 17800 Panama City Beach Pkwy, Ste 100, Panama City Beach, FL 32413.

### **WITNESSETH**

THAT GRANTOR, for and in consideration of the purchase price and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs, successors and assigns, forever, the following described land, situate, lying and being in the County of Bay, State of Florida, to-wit:

Lots 92, 100, 101, 104, 116, 117, 140, 141, 142, 143, 144, 159, 160 and 162 of HAWKS LANDING, according to the Plat thereof as recorded in Plat Book 22, Page(s) 41 through 59, of the Public Records of Bay County, Florida (the "Property").

#### **SUBJECT TO:**

- a. Real estate taxes and assessments for 2011 and subsequent years not yet due and payable;
- b. Community Charter for Hawks Landing recorded in Book 2750, Page 882, Public Records of Bay County, Florida but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAWKS LANDING, as recorded in Plat Book 22, Page(s) 41-59, Public Records of Bay County, Florida.
- d. Zoning restrictions, prohibitions, regulations, ordinances and other requirements of any applicable governing authority.

Tax Appraiser's Real Estate No.: 11854-192-000; 11854-200-000; 11854-201-000;  
 11854-204-000; 11854-216-000; 11854-217-000; 11854-240-000; 11854-241-000;  
 11854-242-000; 11854-243-000; 11854-244-000; 11854-259-000; 11854-260-000;  
 11854-262-000

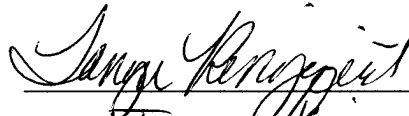
TO HAVE AND TO HOLD the Property in fee simple together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND except for those matters set forth hereinabove, Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, and under Grantor, but none other.

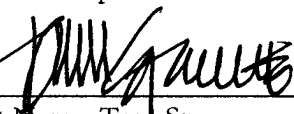
IN WITNESS WHEREOF, the said Grantor has caused its duly authorized officer to execute this deed effective the day and year first above set out.

Signed, sealed and delivered  
 in our presence:

  
 Print: JOHN GRUETER

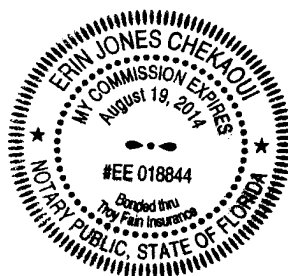
  
 Print: Tanya Kingquist

**THE ST. JOE COMPANY**  
 a Florida corporation

By:  [SEAL]  
 Print Name: Tom Spence  
 Its: Senior Vice President-Residential

STATE OF FLORIDA  
 COUNTY OF Walter

The foregoing instrument was acknowledged before me this 27 day of December, 2010, by Tom Spence, as Senior Vice President-Residential and on behalf of The St. Joe Company, a Florida corporation. He is personally known to me.



  
**NOTARY PUBLIC— State of Florida**

My Commission expires: 8.19.14