

Return to:	Justin Smith
Name:	SETCO Services, LLC - Seacrest
Address:	10343 County Hwy 30-A Unit 103 Panama City Beach, FL 32413
This Instrument Prepared:	
	Justin Smith
	SETCO Services, LLC - Seacrest
	10343 County Hwy 30-A Unit 103 Panama City Beach, FL 32413

Documentary Stamp Taxes were collected in the amount of (\$385.00) based on the purchase price amount of (\$55,000.00)
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as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):35271-980-057  
File No: S01367

**SPECIAL WARRANTY DEED**  
(Corporation)

STATE OF FLORIDA

COUNTY OF BAY

**This Warranty Deed Made the January 9, 2013, by The St. Joe Company, a Florida corporation, hereinafter referred to as the Grantor, whose post office address is: 133 S. Watersound Parkway, Watersound, FL 32413, to**

**Novellus Holdings, LLC, a Florida Limited Liability Company hereinafter referred to as the Grantee, whose post office address is: P.O. Box 611116, Rosemary Beach, FL 32461**

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Bay County, Florida, viz:**

Lot BXII-29, Wild Heron Phase XII, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 32, of the Public Records of Bay County, Florida.

**The property is not the homestead of the Grantor.**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **January 1, 2013** reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness No. 1 Signature: [Signature]  
 Printed Name: Sherry L. Johnson The St. Joe Company, a Florida corporation  
 Witness No. 2 Signature: [Signature] By: Thomas Hoyer  
 Printed Name: Self Its: Chief Financial Officer

STATE OF FLORIDA  
COUNTY OF WALTON

The foregoing instrument was acknowledged before me this the 9th day of January, 2013, by **Thomas Hoyer as Chief Financial Officer of The St. Joe Company, a Florida corporation,** who is known to me or who has produced \_\_\_\_\_ as photo identification.

(AFFIX NOTARY SEAL HERE)



[Signature]  
 Notary Public  
 Print Name: Sherry L. Johnson  
 My Commission Expires: 5/29/2016