

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 T. 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)

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):34030-100-670
File No: S01722

SPECIAL WARRANTY DEED
(Corporation)

STATE OF FLORIDA

COUNTY OF BAY

This Warranty Deed Made the July 17, 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

HBC Homes, LLC, a Florida limited liability company hereinafter referred to as the Grantee, whose post office address is: 4590 E. Hwy 20, Niceville, FL 32578

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 97, Breakfast Point Phase 2B, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 72, 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, 2012** 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: [Handwritten Signature]
Printed Name: Janet P Greeno The St. Joe Company,
a Florida corporation

Witness No. 2 Signature: [Handwritten Signature]
Printed Name: Georgia Campbell By: Thomas Hoyer
Its: Chief Financial Officer

STATE OF FLORIDA
COUNTY OF WALTON

The foregoing instrument was acknowledged before me this the 16 th day of July, 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)

[Handwritten Signature]
Notary Public
Print Name: Georgia R. Campbell
My Commission Expires: 2-2-16

