

Prepared by/return to:
Watersound Title Agency, LLC
130 Richard Jackson Blvd., Suite 200
Panama City Beach, Florida 32407

Order No.: 2024110013

Property Appraiser's Parcel I.D. Number:

Record Deed:	\$18.50
Deed Documentary Stamps:	\$24.50
Consideration:	\$ 3,500.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 27 day of November, 2024 by ST. JOE TIMBERLAND COMPANY OF DELAWARE, L.L.C., a Delaware limited liability company, and having its principal place of business at 130 Richard Jackson Blvd., Suite 200, Panama City Beach, FL 32407 (the "Grantor"), and NYOKA ROBINSON whose post office address is 1703 Nassau Street, Southport, FL 32409, (the "Grantee"):

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the following parcel of land, situate, lying and being in the County of Bay, State of Florida ("Property"), and more particularly described as follows:

**A PARCEL OF LAND SITUATED IN THE S.W 1/4 OF THE SE 1/4 OF SECTION 21, TWP. 2 S.,
RNG. 14 W., BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:**

**COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARIER OF THE
SOUTHEAST QUARIER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 14 WEST, BAY COUNTY,
FLORIDA; THENCE NORTH 183 FEET TO THE POINT OF BEGINNING OF SUBJECT PARCEL;
THENCE RUN N 89°09'29" W, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN O.R. BOOK
4420, PAGE 374, A DISTANCE OF 50.00 FEET; THENCE RUN 00°03'51" E, ALONG THE WEST
LINE OF LANDS DESCRIBED IN O.R. BOOK 4420, PAGE 374, A DISTANCE OF 100.09 FEET;
THENCE RUN N 89°09'29" W, ALONG A SOUTH LINE OF LANDS DESCRIBED IN O.R. BOOK 3973,
PAGE 1989 A DISTANCE OF 17.97 FEET, TO THE EAST LINE OF LANDS DESCRIBED IN O.R.
BOOK 4147, PAGE 2177; THENCE RUN S0019'04" W, ALONG THE EAST LINE OF SAID
DESCRIBED LANDS, A DISTANCE OF 104.62 FEET, TO THE NORTH MAINTAINED R/W LINE OF
NASSAU ST, PER O.R. BOOK 4839, PAGE 2248; THENCE RUN N 86°57'48" E, ALONG SAID
NORTH R/W LINE, A DISTANCE OF 68.52 FEET, TO THE POINT OF BEGINNING. CONTAINS:
1,977.96 SQ. FT. OR 0.05 ACRES ±**

Subject to encumbrances, easements and restrictions of record, taxes for 2025 and for subsequent years, zoning and other regulatory laws and ordinances affecting the Property, and any matters which would be disclosed by a current and accurate survey or by a current physical inspection of the Property.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.

Chris Barr
Print Name: Chris Barr
Address of Witness:
130 Richard Jackson Blvd., Suite 200
Panama City Beach, FL 32407

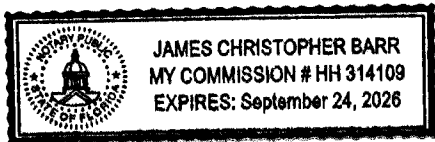
ST. JOE TIMBERLAND COMPANY OF DELAWARE, L.L.C.

BY: Marek Bakun
Marek Bakun
ITS: Executive Vice President and CFO

CYNTHIA LEWIS
Print Name: CYNTHIA LEWIS
Address of Witness:
130 Richard Jackson Blvd., Suite 200
Panama City Beach, FL 32407

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27 day of November, 2024 by Marek Bakun as Executive Vice President and CFO of ST. JOE TIMBERLAND COMPANY OF DELAWARE, L.L.C., a Delaware limited liability company. He/she is personally known to me.



James Christopher Barr
Notary Public