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J. HAROLD THURMOND WAKULLA CO.
BY Marie D. May D.C.

RECORDED
APR 17 PM 2:56
CLERK OF DISTRICT COURT
WAKULLA COUNTY, FLORIDA

This instrument as prepared by
William D. Brunstad, Glass,
McCullough, Sherrill & Harrold,
1409 Peachtree Street, N.E.,
Atlanta, Georgia 30309

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Indenture made this 23rd day of April, 1991, between Richard Harris, Trustee, an individual resident of the State of Florida (hereinafter referred to as "Grantor") and JDN Enterprises, Inc., a Georgia corporation (hereinafter referred to as "Grantee"), Taxpayer ID No. 58-1468053, Address: JDN Enterprises, Inc., 3340 Peachtree Road, Suite 1530, Atlanta, Georgia 30326, witnesseth that said Grantor for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, its successors and assigns, the following described property, situated, lying and being in the County of Wakulla, State of Florida, to-wit:

All those tracts or parcels of land more particularly described on Exhibit A attached hereto and made a part hereof by this reference (the "Property"), together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE and the warranties herein contained are expressly made subject to those liens, encumbrances, restrictions and other matters set forth on Exhibit B attached hereto and made a part hereof by this reference.

And said Grantor does, covenant that he is lawfully seized of said Property in fee simple, that he has good right and lawful authority to sell and convey said land and Grantor does, subject to all matters of record, fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by through or under Grantor. Grantor has never resided on the Property and the Property is not and never has been his homestead.

Wherever used herein, the terms "Grantee" and "Grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

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IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the day and year written above.

GRANTOR:

Richard Harris, Trustee (SEAL)
Richard Harris, Trustee

Signed, sealed and delivered
in the presence of:

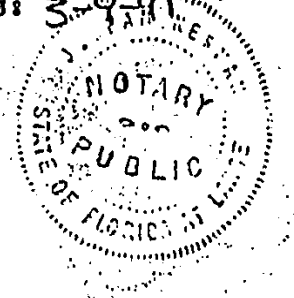
J. Pam Newman
Ann Roode

STATE OF Florida
COUNTY OF Palm Beach

Before me personally appeared Richard Harris, Trustee, to me known to be the person described in and who executed the foregoing conveyance and severally acknowledged the execution thereof to be his act and deed for the uses and purposes therein mentioned; and that said instrument is the duly authorized act and deed of said Richard Harris, Trustee. Given under my hand and seal official on April 23, 1991.

J. Pam Newman
Notary Public
My commission expires: 3-9-91

(2266R/3-4)



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EXHIBIT "A" TO WARRANTY DEED FROM
RICHARD HARRIS, TRUSTEE TO JDN ENTERPRISES, INC.

LEGAL DESCRIPTION

Commence at the point where the South boundary line of Section 1, Township 6 South, Range 2 West, intersects the East boundary line of the right-of-way of State Road No. 30 (U.S. Highway 98), and run East along the South boundary of said Section to the center of Tide Creek, thence meandering the center of said Tide Creek in a Northerly direction to the point where said center line of said Tide Creek intersects the North boundary line of the South Half of Section 36, Township 5 South, Range 2 West, thence run West along the North boundary of said South Half of said Section 36, Township 5 South, Range 2 West to the Western boundary line of said Section 36, thence run South along the Western boundary line of said Section 36, Township 5 South, Range 2 West and of Section 1, Township 6 South, Range 2 West to the Eastern boundary line of the right-of-way of State Road No. 30 (U.S. Highway 98), thence Southerly along the Eastern boundary line of the right-of-way of said State Road No. 30 (U.S. Highway 98) to the POINT OF BEGINNING, containing 853.8 acres, more or less, in Section 1, Township 6 South, Range 2 West and in Section 36, Township 5 South, Range 2 West, Wakulla County, Florida.

LESS AND EXCEPT THE FOLLOWING THREE (3) PARCELS:

Beginning at a concrete monument marking the Southwest corner of Section 36, Township 5 South, Range 2 West, Wakulla County, Florida, and thence run North 52° 30' East 2,650.00 feet to a point in the approximate center of Evans Creek, thence meander the center of said Creek 2,900.00 feet, more or less, to a point of intersection of the center of said Creek with the North boundary of the South Half of Section 36, Township 5 South, Range 2 West, thence run West along the North boundary of the South Half of said Section 36, a distance of 4,500.00 feet, more or less, to the West boundary of said Section 36, Township 5 South, Range 2 West, thence run South along the West boundary of said Section 36, Township 5 South, Range 2 West a distance of 2,740.00 feet, more or less, to the POINT OF BEGINNING, containing 140.0 acres, more or less, in the South Half of Section 36, Township 5 South, Range 2 West Wakulla County, Florida.

Commencing at a point where the West boundary of Section 1, Township 6 South, Range 2 West intersects the Westerly right-of-way boundary of U.S. Highway 98 and run thence South 45° 39' 39" East along the Westerly boundary of said

right-of-way 615.05 feet, thence run North 48° 02' 21" East 200.4 feet to a concrete monument on the Easterly right-of-way boundary of U.S. Highway 98 for the POINT OF BEGINNING. From said POINT OF BEGINNING, run South 45° 39' 39" East along the said Easterly right-of-way boundary 420.0 feet, thence run North 48° 02' 21" East 136.8 feet, thence run north 82° 34' 21" East 816.3 feet to the center of Evans Creek, thence run a meandering course along the center of Evans Creek for a chord bearing of North 22° 25' 21" East, a distance of 483.44 feet, thence leaving said Creek run South 82° 34' 21" West 1,187.0 feet, thence run South 48° 02' 21" West 294.45 feet to the POINT OF BEGINNING, containing 11.53 acres, more or less, in the Northwest Quarter of Section 1, Township 6 South, Range 2 West, Wakulla County, Florida.

Commencing at the Southeast corner of Section 1, Township 6 South, Range 2 West, Wakulla County, Florida, and run thence South 89° 11' West along the South line of said Section 978.4 feet to the Easterly boundary of State Road No. 30 (U.S. Highway 98), a 200 foot right-of-way, for the POINT OF BEGINNING. From said POINT OF BEGINNING, run thence North 89° 11' East along the South line of said Section 1, a distance of 250.0 feet, thence run North 18° 06' 23" West 350.0 feet, thence run South 89° 11' West 250.0 feet to the Easterly boundary of State Road No. 30 (U.S. Highway 98) 200 foot right-of-way, thence run Southeasterly along a curve right, whose radius is 3,537.79 feet, thru a central angle of 05° 40' 14", for a chord bearing South 18° 06' 23" East 350.0 feet to the POINT OF BEGINNING, containing 1.9 acres, more or less, in the Southeast Quarter of Section 1, Township 6 South, Range 2 West, Wakulla County, Florida.

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EXHIBIT B

Permitted Title Exceptions

1. Taxes for 1991 and subsequent years which are liens against the property not currently due and payable.
2. Riparian and littoral rights in and to and title to that portion of the described property lying below the mean-high-tide mark of the Tide Creek and Evans Creek.
3. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying or formerly lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line or other apparent boundary line separating the publicly used area from the upland private area, or such upland private area as it may have existed prior to the construction, if any, of seawall or bulkhead thereon.
4. All matters disclosed by a current and accurate survey and inspection of the property.

(2309R)

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