

THIS INSTRUMENT PREPARED BY:  
Sean E. Fennelly, Esq.  
The St. Joe Company  
3800 Esplanade Way, Suite 100  
Tallahassee, Florida 32311

Inst:0000207859 Date:02/26/2004 Time:08:50  
Doc Stamp-Deed : 419.30  
DC, Brent Thurmond, WAKULLA County B:525 P:600

Re: Parcel #19-2S-01E-276-04865-006

### SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24<sup>th</sup> day of February, 2004, between ST. JOE TIMBERLAND COMPANY OF DELAWARE, L.L.C., a Delaware limited liability company, successor by merger to St. Joe Timberland Company of Delaware, a former Delaware corporation, successor by merger to St. Joe Timberland Company, a former Florida corporation, formerly known as St. Joseph Land and Development Company ("Grantor"), an address of which is 245 Riverside Avenue, Suite 500, Jacksonville, Florida 32202, in favor of Larry Joseph Calmbacher and Diana Calmbacher, husband and wife (collectively "Grantee"), whose address is 180 Ann Circle, Crawfordville, Florida 32327.

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee, their successors and assigns forever, the following described land, situate, lying and being in the County of Wakulla, State of Florida (the "Property"):

**Lot 6 of Forrest Springs, according to the plat thereof as recorded in Plat Book 3, Page 86, of the public records of Wakulla County, Florida.**

**SUBJECT TO:** Ad valorem taxes for 2004 and subsequent years; all dedications, easements and restrictions of record; and

**SUBJECT TO** any rights, easements, interests or claims which may exist or arise by reason of rights-of-way, dirt roads, trail roads, paths, power or other utility lines, fences or improvements of any kind located on the property, encroaching from the Property on to adjacent lands, or encroaching from adjacent lands onto the Property.

**AND** Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and not otherwise.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed in its corporate name and its corporate seal to be hereto affixed by its undersigned officer thereunto lawfully authorized the day and year first above written.

ST. JOE TIMBERLAND COMPANY OF DELAWARE, L.L.C., a Delaware limited liability company

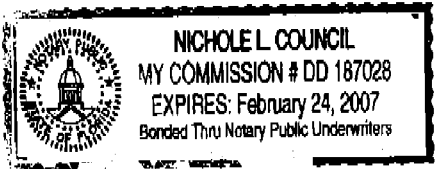
*Nichole L Council*  
(name) Nichole Council  
*Kit Clayton*  
(name) Kit Clayton

*Douglas J. Dane*  
By: Douglas J. Dane  
Its: Vice President

STATE OF FLORIDA }  
COUNTY OF LEON }

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of February, 2004, by DOUGLAS J. DANE, as Vice President of ST. JOE TIMBERLAND COMPANY OF DELAWARE, L.L.C., a Delaware limited liability company, on behalf of the company. He is personally known to me.

*Nichole L Council*  
Notary Public, State of Florida  
Print Name Nichole L Council  
My Commission Expires:



Instr: 0000207859 Date: 02/26/2004 Time: 08:50  
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DC, Brent Thurmond, WAKULLA County B:525 P:609

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