

Prepared by
Melissa Vansickle Hornsby, Esq.
The St. Joe Company
3800 Esplanade Way, Suite 330
Tallahassee, Florida 32311

Inst: 200823005374 Date: 12/15/2008 Time: 4:55 PM
Doc Stamp-Deed: 0.70

OK DC, Rebecca L. Norris, Gulf County B: 468 P: 581

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 8th day of December, 2008, between ST. JOE TIMBERLAND COMPANY OF DELAWARE, LLC, a Delaware limited liability company ("Grantor"), having an address of Post Office Box 96, Port St. Joe, Florida 32457, in favor of GULF COUNTY, FLORIDA, a municipal corporation created and existing under the laws of the State of Florida, having offices at 1000 Cecil B. Cuthin Blvd Port St Joe, Florida 32456.

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 any and all interest of the Grantor in and to the following described land, situate, lying and being in the County of Gulf, State of Florida the ("Property"), more particularly described as follows:

"PARCEL A" ON EXHIBIT "A", ATTACHED HERETO.

SUBJECT TO: all covenants, easements, conditions and restrictions of record; and zoning and regulatory ordinances of government agencies which affect the Property.

This Quit Claim Deed is further made subject to the following covenants, conditions, and restrictions which are hereby imposed on the Property and which shall run with the title to the Property and shall be binding on Grantee and its successors and assigns and on all parties having any right, title or interest in the Property or any part thereof, including their successors and assigns:

1. Use of Property. Except as otherwise permitted in this Quit Claim Deed, the

Property shall be used solely for the construction, operation and maintenance of a public parking facility and public restroom facility, and to provide public access to the public beach on St. Joseph Bay. This Deed Restriction shall run with and be binding on the Property for a period of twenty (20) years and as long thereafter as authorized by Florida laws and shall be binding on subsequent owners of the Property or any portion thereof.

2. Maintenance. All buildings, landscaping and other improvements located on the Property shall be regularly maintained by the WindMark Beach Homeowners' Association, Inc., so as to preserve a well-kept and clean appearance. In addition, all buildings and improvements shall be maintained in good repair. All trash and garbage shall be continuously placed in designated containers.

3. Applicable Regulations. Grantee shall adhere to any and all regulations, including permit requirements, governing the land.

Grantor further reserves for itself and its successors and assigns and for the benefit of any property owned by Grantor which adjoins the Property a non-exclusive, perpetual easement for ingress and egress and a non-exclusive, perpetual easement for utilities over, across, through and under all roadway right-of-ways located on the Property as well as all such roadway right-of-ways constructed and installed on the Property.

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

Signed, sealed and delivered
in the presence of

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

Name: MAHONG

By: Ch. Snellwood

Print: Melissa Hornsby

President

Name: Dan Caldwell

Name: Clay Snellwood

Print: Dan Caldwell

12/12/08



STATE OF FLORIDA
COUNTY OF Gulf

The foregoing instrument was acknowledged before me this 12th day of December
2008, Clay Snellwood as President of
ST JOE TIMBERLAND COMPANY OF DELAWARE, LLC, a Delaware limited
partnership, authorized agent for The St. Joe Company, who is personally known to me.

My commission expires:

Janis M. Tankersley
(Notary Public-Signature)

Janis M. Tankersley



Joinder and Consent

The undersigned, WINDMARK BEACH COMMUNITY ASSOCIATION, INC. hereby joins in the execution of this Quitclaim Deed in order to acknowledge its responsibility for maintenance of the facilities located on the Property as provided for in this Quitclaim Deed.

WINDMARK BEACH COMMUNITY
ASSOCIATION, INC.,
a Florida non-profit corporation



Authorized Signature

Joseph N. Rivera

Printed Name

Vice President

Title

15 DEC 08

Date

STATE OF FLORIDA
COUNTY OF Gulf

The foregoing instrument was acknowledged before me this 15 day of Dec of 2008, Joseph N. Rivera as Vice President of WINDMARK BEACH COMMUNITY ASSOCIATION, INC. a Florida non-profit corporation, who is personally known to me.

My commission expires:

Nichole R. Rivera
(Notary Public-Signature)
Nichole Rivera

NOTARY PUBLIC-STATE OF FLORIDA
Nichole R. Rivera
Commission # DD423320
Expires: APR. 27, 2009
Bonded Thru Atlantic Bonding Co., Inc.

EXHIBIT "A"

