

PREPARED BY:

**S. ALLISTER FISHER, ESQ.
RAYONIER INC.
P.O. BOX 723
FERNANDINA BEACH, FL 32034**

RETURN TO:

Inst: 201504006337 Date: 09/22/2015 Time: 3:12PM
Page 1 of 7 B: 1595 P: 351, Ray Norman, Clerk of CourtBradford
County, By: RJ
Deputy ClerkDoc Stamp-Deed: 27789.30

**STATE OF FLORIDA
COUNTY OF BRADFORD**

SPECIAL WARRANTY DEED
(Florida Property)

THIS SPECIAL WARRANTY DEED, is made this 21st day of Sept., 2015,
from **RAYONIER ATLANTIC TIMBER COMPANY F/K/A TIMBERLANDS HOLDING
COMPANY ATLANTIC, INC.**, a Delaware corporation, whose address is 225 Water Street,
Suite 1400, Jacksonville, Florida 32202 ("Grantor"), to **SUWANNEE RIVER WATER
MANAGEMENT DISTRICT**, a public body existing under Chapter 373, Florida Statutes,
whose address is 9225 County Road 49, Live Oak, Florida 32060 ("Grantee").

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars
(\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is
hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and
confirms unto Grantee, all that land and improvements thereon located in **Bradford County,
Florida** as more particularly described at EXHIBIT "A", attached hereto and by reference made a
part hereof (the "Property").

**TAX PARCEL ID#: 04828-0-00000; 04829-0-00000;
04986-0-00000; 04989-0-00000**

THE GRANTEE'S PURCHASE OF THE PROPERTY WAS MADE WITH ASSISTANCE FROM AND IS SUBJECT TO THE RIGHTS OF THE UNITED STATES ARMY UNDER THE PROVISIONS OF 10 U.S.C. § 2684A.

GRANTOR HEREBY EXPRESSLY SAVES, excepts, and reserves out of the grant hereby made, unto itself and its successors and assigns forever, all oil, gas, and other liquid or gaseous hydrocarbons, including, without limitation, all oil, gas, and other liquid or gaseous hydrocarbons from or within coal, lignite or shale seams, beds or formations; coal, lignite and peat; base and precious metals; ores and industrial minerals; helium; geothermal resources including, without limitation, hydro pressured reservoirs, geopressured reservoirs, steam and other gases, hot water, hot brine, heat, natural gas dissolved in formation water and any associated energy found in such formation water; fissionable source materials; phosphate; sand; heavy mineral sands including, without limitation, Ilmenite, Leucoxene, Rutile, Staurolite and Zircon; clays including, without limitation, common clay; gravel; limestone; humus; marble; granite; gemstones; and minerals of any and every nature, kind and description whatsoever now or hereafter susceptible to commercial exploitation regardless of whether encompassed within the term "mineral" in legal or commercial usage on the date hereof (collectively, "Mineral Resources") in or upon said Property, not previously reserved by others, together with the right to enter upon said Property, at any and all times, for the purpose of exploring the same for such Mineral Resources by geological, geophysical, geochemical, or other means, and for drilling, opening, developing, and working mines and wells thereon and taking out, extracting, or removing therefrom by any means whether now in use or hereafter developed, including by surface and subsurface mining methods, all such Mineral Resources, and to occupy and make use of so much of the surface of said Property as may be reasonably necessary or convenient for said purposes, together with the right to store, save, transport, treat, process, market, or otherwise utilize such Mineral Resources so produced; together with the right to store, inject and sequester liquid and gaseous substances in subsurface pore space, salt domes, cavities and other underground structures now or hereafter created and which are now or hereafter susceptible to commercial exploitation (collectively, "Storage Reservoirs"), and the right to leach or construct Storage Reservoirs, together with all rights and powers in, to, and over said Property, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete use of the Property and rights hereby reserved; Provided, however, that Grantee and Grantee's heirs, representatives, successors, and assigns, shall be paid just and reasonable compensation for any injury or damage to the surface of said Property or to the crops or improvements thereon caused by the exercise of any rights herein reserved; and Provided further, that the exercise of any rights by Grantor and its successors and assigns shall not be postponed or delayed so long as Grantor or its successors or assigns is making reasonable efforts to agree upon or have determined such just and reasonable compensation. Notwithstanding, Grantor hereby grants Grantee the right to personally use any peat, and clay located on the Property for improvements on the Property itself without compensation being due to Grantor for such personal use.

TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.


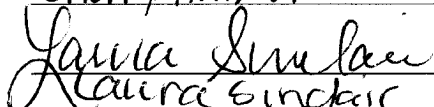
AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other. Provided that the warranties given in this deed shall not apply to those matters set forth on EXHIBIT "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions") for which no warranties are given.

(SIGNATURES APPEAR ON THE FOLLOWING PAGE)

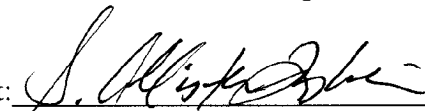
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the day and year first above written.

Signed and sealed in the presence of:

**RAYONIER ATLANTIC TIMBER COMPANY
F/K/A TIMBERLANDS HOLDING COMPANY
ATLANTIC, INC.**, a Delaware corporation

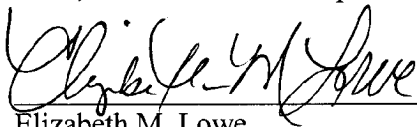

Jeffrey M. Lawrence (Print)

Laura Sinclair (Print)

By: 
Jeffrey M. Lawrence
Its: Director, Business Development and Support

Attest: 
S. Allister Fisher
Its: Assistant Secretary

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT was acknowledged before me this 17th day of September, 2015, by Jeffrey M. Lawrence, Director Business Development and Support and S. Allister Fisher, Assistant Secretary, of Rayonier Atlantic Timber Company f/k/a Timberlands Holding Company Atlantic, Inc., a Delaware corporation, on behalf of the corporation, and who are personally known to me.


Elizabeth M. Lowe
Notary Public, State of Florida
My Commission Expires: 10/10/2015
Commission No.: EE136960

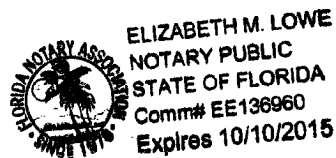


EXHIBIT "A"

LEGAL DESCRIPTION ATTACHED TO SPECIAL WARRANTY DEED FROM
RAYONIER ATLANTIC TIMBER COMPANY TO SUWANNEE RIVER WATER MANAGEMENT DISTRICT

PARCEL 1

A PARCEL LAND LYING IN SECTIONS 11, 12, 13, 14 AND 24, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NE CORNER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, THENCE ALONG THE EAST LINE OF SAID SECTION 12, S 02°34'37" E, 5194.20 FEET TO THE NE CORNER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 13, S 01°06'17" E, 5351.70 FEET TO THE NE CORNER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 24, S 02°34'17" E, 5304.70 FEET TO THE SE CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE NE CORNER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA; THENCE ALONG THE COMMON LINE BETWEEN SAID SECTIONS 24 AND 25, S 87°54'16" W, 496.31 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 24; THENCE CONTINUE ALONG SAID SECTION LINE, S 87°37'39" W, 3469.90 FEET TO THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 24; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID SECTION 24, S 88°39'41" W, 1320.31 FEET TO THE SW CORNER OF SAID SECTION 24; THENCE ALONG THE WEST LINE OF SAID SECTION 24, N 01°55'05" W, 5327.52 FEET TO THE SW CORNER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, SAID POINT ALSO BEING THE SE CORNER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA; THENCE N 01°40'58" W, 1177.96 FEET TO THE EAST RIGHT OF WAY LINE OF AN EXISTING GRADE ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID EXISTING GRADE ROAD THROUGH THE FOLLOWING COURSES, N 03°03'59" W, 200.56 FEET; N 00°40'03" W, 936.08 FEET; N 03°49'03" E, 54.45 FEET; N 00°05'17" W, 221.25 FEET; N 13°22'19" W, 46.55 FEET; N 07°59'46" W, 65.17 FEET; N 12°44'56" E, 70.18 FEET; N 00°31'08" E, 78.14 FEET; N 19°24'47" E, 52.20 FEET; N 21°10'54" E, 107.39 FEET; N 22°06'15" E, 27.82 FEET; N 00°11'26" E, 304.55 FEET; N 19°55'03" W, 64.96 FEET; N 17°07'39" W, 162.32 FEET; N 11°29'56" W, 113.04 FEET; N 02°14'03" W, 122.39 FEET; N 00°43'36" W, 211.83 FEET; N 00°54'41" W, 1188.59 FEET; N 01°56'39" W, 289.52 FEET; N 02°36'09" W, 196.78 FEET; N 04°27'13" W, 275.55 FEET; N 01°33'56" W, 633.35 FEET; N 00°52'55" W, 502.78 FEET; N 01°33'35" E 109.92 FEET; THENCE CONTINUE N 01°33'35" E, 37.53 FEET; N 00°39'58" W, 1142.26 FEET; N 01°39'57" E, 357.07 FEET; N 02°39'40" E, 357.83 FEET; N 00°02'14" W, 200.41 FEET TO THE END OF SAID EAST RIGHT OF WAY; N 00°02'14" W, 1277.63 FEET TO THE NW CORNER OF THE AFOREMENTIONED SECTION 12; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, N 88°15'16" E, 5045.04 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED LANDS

A 60' STRIP OF LAND LYING IN SECTION 24, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, SAID LAND BEING A PART OF THE OLD AND ABANDONED GS&F RAILROAD RIGHT OF WAY AND

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SE CORNER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, THENCE ALONG THE EAST LINE OF SAID SECTION 24, N 02°34'17" W, 448.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, N 02°34'17" W, 80.57 FEET; THENCE LEAVING SAID EAST LINE, S 45°33'52" W, 786.66 FEET TO THE SOUTH LINE OF SAID SECTION 24; THENCE ALONG THE SAID SOUTH LINE, N 87°37'39" E, 89.56 FEET; THENCE LEAVING THE SAID SOUTH LINE, N 45°33'52" E, 666.41 FEET TO THE AFOREMENTIONED EAST LINE OF SAID SECTION 24 AND THE POINT OF BEGINNING.

PARCEL 2

A parcel land lying in Section 25, Township 7 South, Range 22 East, Bradford County Florida, said lands being more particularly described as follows;

Commence at the NE corner of Section 25, Township 7 South, Range 22 East, Bradford County, Florida, thence along the North line of said Section 25, S 87°54'16" W, 496.31 feet to the POINT OF BEGINNING; thence leaving said Section line, S 45°33'52" W, 2180.59 feet to the beginning of a curve concave to the East having a radius of 2035.87 feet and a chord bearing and distance of S 41°21'41" W, 298.78 feet; thence along the arc of said curve 298.92 feet to the end of said curve; thence S 37°10'34" W, 1299.46 feet; thence S 37°10'43" W, 1834.41 feet to the North right of way line of a county grade road known as SE 94th Street (60' Right of Way); thence along the said right of way line, N 53°15'22" W, 60.00 feet; thence leaving said right of way line, N 37°23'44" E, 1811.04 feet; thence S 88°38'06" W, 127.00 feet; thence N 01°37'01" W, 1338.97 feet; thence S 87°59'32" W, 662.88 feet; thence N 01°52'56" W, 1318.04 feet to the North line of the aforementioned Section 25; thence along the North line of said Section 25, N 87°37'39" E, 3469.90' feet to the POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED LANDS:

A 60' STRIP OF LAND LYING IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, SAID LAND BEING A PART OF THE OLD AND ABANDONED GS&F RAILROAD RIGHT OF WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NE CORNER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF SAID SECTION 25, S 87°54'16" W, 496.31 FEET TO THE POINT OF BEGINNING; THENCE S 45°33'52" W, 1111.90 FEET; THENCE N 02°21'23" W, 80.84 FEET; THENCE N 45°33'52" E, 991.24 FEET TO THE AFOREMENTIONED NORTH LINE OF SECTION 25, THENCE ALONG SAID NORTH LINE, N 87°37'39" E, 89.56 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS TO SPECIAL WARRANTY DEED
FROM RAYONIER ATLANTIC TIMBER COMPANY TO
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
2. Such matters as shown on that certain boundary survey prepared by Pardue Land Surveying, LLC, under Job Number P15-160 bearing the seal and certification of Matthew G. Munksgard, PSM 6683.
3. Reservation for Royalties for the excavation and extraction of any gas, oil, minerals, coal, sand, gravel and other substances or minerals of any kind or character as contained in Corrective Special Warranty Deed recorded in Official Records Book 926, Page 351