

UNRECORDED

This Instrument Prepared By:

Susan Bird
Eversheds Sutherland (US) LLP
999 Peachtree Street, NE
Atlanta, GA 30309-3996
Telephone: (404) 853-8000

When recorded return to:

Alan Manning
Clark Partington
125 East Intendencia Street
Pensacola, FL 32502
850.434.9200

\$52.50 Recording Fee
~~\$28,378.70~~ Stamps
~~\$28,431.20~~ TOTAL

Property Appraiser Identification Number: 023N290000004000000; 033N290000002000000;
103N290000002000000; 113N290000001000000

STATE OF FLORIDA

COUNTY OF SANTA ROSA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made effective on the 26 day of August, 2021, between **EVERGREEN TIMBERCO FL LLC**, a Delaware limited liability company duly authorized to transact business in the State of Florida, whose address is c/o Resource Management Service, LLC, 31 Inverness Center Parkway, Suite 200, Birmingham, Alabama 35242 ("Grantor"), and **PAUL GRISWOLD SOUTH FARMS, LLC**, a Florida limited liability company, whose address is 8935 Highway 89, Milton, Florida 32570 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, grants and conveys to Grantee, Grantee's heirs, successors, and assigns forever, the real property (the "Property") situated, lying and being in the County of Santa Rosa and State of Florida, as described on **EXHIBIT A** attached hereto and made a part hereof for all purposes, and (i) any improvements thereon, and (ii) all timber growing thereon, and (iii) all roads, bridges and other infrastructure improvements thereon (to the extent owned by Grantor), and (iv) all minerals that may be owned by Grantor, including sand, clay or gravel of any kind or nature, and (v) any other privileges, easements, covenants and other rights appertaining thereto (collectively, the "Premises").

Without expanding by implication the limited warranty set forth herein, this conveyance and the warranty of title set forth herein are made subject to the matters set forth on **EXHIBIT B** attached hereto, to the extent, and only to the extent, that the same may still be in force and effect and applicable to the Property, said exhibit being incorporated herein by reference for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Premises, together with the privileges and appurtenances thereunto properly belonging unto the said Grantee, their heirs, successors, and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular the Premises unto Grantee, their heirs, successors and assigns, against every person whatsoever lawfully claiming, or to claim the same, or any part thereof, by, through and under Grantor, but not otherwise, and subject to the matters set forth herein.

The conveyance of any minerals herein is hereby made by Grantor purely by quitclaim and accepted by Grantee without any warranty by Grantor, either express or implied, without recourse against Grantor.

BALANCE OF PAGE INTENTIONALLY LEFT BLANK

[SIGNATURE PAGE FOLLOWS]

COPY

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on this the 19 day of August, 2021, but so as to be effective on the date first set forth above.

Witnesses:

1. Janet Hess
Janet Hess

2. Daman Jackson
DAMAN JACKSON

(Names of witnesses should be typed or printed below signatures)

Evergreen TimberCo FL LLC, a Delaware limited liability company

By: Craig Blair

Name: Craig Blair

Title: Executive Vice President

STATE OF ALABAMA)

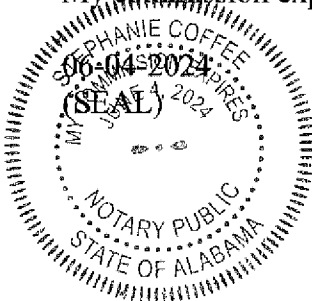
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Craig Blair, whose name as Executive Vice President of Evergreen TimberCo FL LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, with full authority as such officer, executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 19 day of August, 2021.

My commission expires:



Stephanie Coffee
Notary Public of Alabama

Printed Name: Stephanie Coffee

COPY

**EXHIBIT A
LEGAL DESCRIPTION**

**All that property in Santa Rosa County, Florida more particularly described as follows:
(The numbers to the left of each parcel described within this Exhibit signify internal legal
identification numbers, not tax parcel numbers).**

12.0277.0.0 Parcel 114 (513): Section 2, Township 3 North, Range 29 West
Southwest 1/4
Title Deed: OR 177/927

12.0325.0.0 Parcel 162: Section 3, Township 3 North, Range 29 West
All, Less and Except, East 1/2 of Northeast 1/4
Title Deed: OR 177/927

12.0330.0.0 Parcel 167 (513): Section 10, Township 3 North, Range 29 West
North 1/2; And, Northwest 1/4 of Southwest 1/4
Title Deed: OR 177/927

12.0332.0.0 Parcel 169 (513): Section 11, Township 3 North, Range 29 West
West 1/2; And, Northwest 1/4 of Southeast 1/4
Title Deed: OR 177/927

Less and except the following description:

DESCRIPTIONS AS PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST:
SECTION 3, TOWNSHIP 3 NORTH RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 3 NORTH,
RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN SOUTH 88 DEGREES
41 MINUTES 15 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 3 A
DISTANCE OF 26.70 FEET TO AN INTERSECTION WITH THE APPARENT EASTERLY
MAINTENANCE CLAIM OF HICKORY FLATS ROAD (APPARENT 50' MAINTENANCE
CLAIM) FOR THE POINT OF BEGINNING; THENCE DEPART SAID SOUTH LINE AND
RUN NORTH 01 DEGREES 49 MINUTES 47 SECONDS EAST ALONG SAID APPARENT
EASTERLY MAINTENANCE CLAIM A DISTANCE OF 1295.70 FEET TO THE SOUTHERLY
RIGHT OF WAY LINE OF AN UNNAMED DIRT ROAD (R/W UNKNOWN); THENCE
DEPART SAID APPARENT EASTERLY MAINTENANCE CLAIM AND RUN SOUTH 86
DEGREES 16 MINUTES 27 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY
LINE A DISTANCE OF 186.39 FEET TO A POINT OF INTERSECTION; THENCE CONTINUE
ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 88 DEGREES 31 MINUTES 33
SECONDS EAST A DISTANCE OF 1977.13 FEET TO A POINT OF INTERSECTION; THENCE
CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 88 DEGREES 52
MINUTES 46 SECONDS EAST A DISTANCE OF 481.84 FEET TO AN INTERSECTION WITH
THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID
SECTION 3; THENCE DEPART SAID SOUTHERLY RIGHT OF WAY LINE AND RUN
SOUTH 01 DEGREES 58 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE A
DISTANCE OF 1283.93 FEET TO THE SOUTH LINE OF SAID SECTION 3 AT THE
SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE DEPART SAID EAST
LINE AND RUN NORTH 88 DEGREES 41 MINUTES 15 SECONDS WEST ALONG SAID
SOUTH LINE A DISTANCE OF 2642.14 FEET TO THE POINT OF BEGINNING, SAID
PARCEL LYING IN AND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST
QUARTER OF SECTION 3, TOWNSHIP 3 NORTH RANGE 29 WEST, SANTA ROSA
COUNTY, FLORIDA AND CONTAINS 77.996 ACRES, MORE OR LESS.

Also less and except the following description:

THAT PORTION OF SECTION 10, TOWNSHIP 3 NORTH RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTH HALF LESS AND EXCEPT THAT PORTION LYING WITHIN THE APPARENT MAINTENANCE CLAIM OF HICKORY FLATS ROAD (APPARENT 50' MAINTENANCE CLAIM) CONTAINING 158.026 ACRES, MORE OR LESS.

AND

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LESS AND EXCEPT THAT PORTION LYING WITHIN THE APPARENT MAINTENANCE CLAIM OF HICKORY FLATS ROAD (APPARENT 50' MAINTENANCE CLAIM) CONTAINING 39.146 ACRES, MORE OR LESS.

Also less and except the following description:

SW 12.0108.0

Parcel 3

Section 3, Township 3 North, Range 29 West

- All that portion of the Northwest Quarter of Northeast Quarter (NW ¼ NE ¼) lying North of J. Barlow Road
- All that portion of the Northeast Quarter of the Northwest Quarter (NE¼ NW¼) lying North of J Barlow Road.

All of which being a portion of the property conveyed in that certain deed dated December 15, 2020 by and between RMS Timberlands LLC and Evergreen TimberCo FL LLC recorded in Book 4046, Page 1739, Santa Rosa, Florida

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem taxes not yet due and payable.
2. All existing zoning restrictions.
3. All matters that would be revealed by an accurate survey of the Property.
4. Riparian rights of others in and to any creeks, rivers, lakes or streams located on the Property.
5. All prior conveyances, transfers and reservations of oils, gas, coal, lignite, clay, sand, coal bed methane and other minerals of any kind or character or any interest therein, if any.
6. All matters appearing in the public records of Santa Rosa County, properly indexed, and in the chain of title to the Property, or any portion of the Property, if any.
7. Rights of parties in possession pursuant to the leases, licenses and agreements separately assigned by Grantor and assumed by Grantee, if any.
8. Rights of third persons and/or public authorities and utilities in and to that portion of the Property located within the boundaries of roads, highways, easements, and rights-of-way, whether of record, on the ground or acquired through prescription.