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September 23, 2004

VIA HAND DELIVERY

Ms. Blanca Bayo, Director
Commission Clerk and Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

RECEIVED-FPSC
SEP 23 PM 3:49
COMMISSION
CLERK

RE: Docket No. 040247-WS - Application for Certificates to Provide Water and Wastewater Service in Franklin County by St. James Island Utility Company

Dear Ms. Bayo:

Enclosed for filing on behalf of St. James Island Utility Company are copies of the executed and recorded warranty deeds for the land for the water and wastewater facilities associated with this utility. This filing is being made in accordance with Order No. PSC-04-0755-PAA-WS, issued in this docket on August 5, 2004.

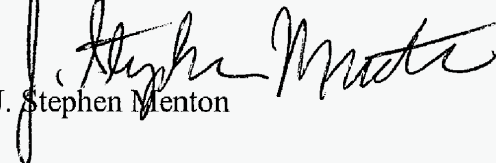
Please acknowledge receipt of these documents by stamping the extra copy of this letter "filed" and returning the copy to me.

Thank you for your assistance with this filing.

- CMP _____
- COM _____
- CTR _____
- ECR _____
- GCL _____
- OPC _____
- MMS _____
- RCA _____
- SCR _____
- SEC 1
- OTH _____

Enclosure

Sincerely,


J. Stephen Menton

RECEIVED & FILED


FPSC-BUREAU OF RECORDS

DOCUMENT NUMBER-DATE

10347 SEP 23 04

FPSC-COMMISSION CLERK

Prepared by and return to:
Bryan W. Duke, Esq.
Attorney at Law
The St. Joe Company
3800 Esplanade Way, Suite 100
Tallahassee, Florida 32311

Inst:0200408956 Date:09/22/2004 Time:14:43

Dye Stamp-Deed : 273.00

R. Spurgin
Tendall Wade, FRANKLIN County B:313 P:498

Special Warranty Deed

This Special Warranty Deed given this 20th day of September, 2004 by **ST. JOE TIMBERLAND COMPANY OF DELAWARE, L.L.C.**, a Delaware limited liability company, whose post office address is 245 Riverside Avenue, Suite 500, Jacksonville, Florida, 32202 ("Grantor"), to **ST. JAMES ISLAND UTILITY COMPANY**, a Florida corporation, whose post office address is 3800 Esplanade Way, Suite 100, Tallahassee, Florida 32311 ("Grantee):

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in **Franklin County Florida**, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

And the Grantor hereby reserves the right to pass storm water across the Property for offsite and onsite storm water drainage purposes.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Inst:0200408956 Date:09/22/2004 Time:14:43

Doc Stamp-Deed : 273.00

DC, Kendall Wade, FRANKLIN County B:313 P:499

Signed, sealed and delivered in our presence:

WITNESSES:



St. Joe Timberland Company
of Delaware, L.L.C.

Print name: Bryan Duke

By:


Michael N. Regan, Senior Vice President
& Manager
Print name: **Susan G. Whitlatch**

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of September, 2004, by Michael N. Regan, as Senior Vice President of St. Joe Timberland Company of Delaware, L.L.C. who is personally known to me. A & Manager

My commission expires:

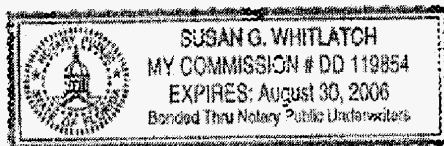

(Notary Public - Signature)

EXHIBIT "A"

COMMENCE at a 4" diameter terra cotta monument marking the northeast corner of Fractional Section 36, Township 6 South, Range 3 West, Franklin County, Florida and run thence North 00 degrees 26 minutes 46 seconds West 197.27 feet to the southerly right of way of State Road 30 (U.S. Highway 98 - 200 foot right of way); thence leaving said southerly right of way, continue North 00 degrees 26 minutes 46 seconds East, a distance of 206.40 feet to the northerly right of way of said State Road 30; thence leaving said northerly right of way, run North 18 degrees 10 minutes 52 seconds West 528.78 feet to a 5/8" iron rod with cap marked LB#3293; thence run Northerly along a Baseline of Survey marked with 5/8" iron rods with caps marked LB#3293, as follows: North 23 degrees 15 minutes 01 seconds East 457.74 feet; thence North 27 degrees 04 minutes 57 seconds East 266.71 feet; thence North 31 degrees 11 minutes 35 seconds East 302.78 feet; thence North 00 degrees 53 minutes 09 seconds East 375.64 feet; thence North 08 degrees 09 minutes 52 seconds East 379.72 feet; thence North 22 degrees 34 minutes 12 seconds West 319.60 feet; thence North 16 degrees 14 minutes 25 seconds West 310.53 feet; thence North 13 degrees 45 minutes 16 seconds West 377.50 feet; thence North 04 degrees 55 minutes 10 seconds West 313.77 feet; thence North 00 degrees 34 minutes 57 seconds West 544.11 feet; thence North 01 degrees 09 minutes 36 seconds East 588.79 feet; thence North 01 degrees 13 minutes 29 seconds West 566.78 feet; thence North 02 degrees 40 minutes 08 seconds East 486.86 feet; thence North 00 degrees 47 minutes 32 seconds West 252.22 feet; thence leaving said baseline of survey, run North 86 degrees 31 minutes 18 seconds East 392.95 feet to a point of curve to the left having a radius of 205.00 feet; thence run Northeasterly along said curve, through a central angle of 60 degrees 37 minutes 06 seconds for an arc distance of 216.89 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, run North 86 degrees 32 minutes 26 seconds West 17.02 feet; thence North 03 degrees 27 minutes 34 seconds East 500.00 feet; thence South 86 degrees 32 minutes 26 seconds East 100.00 feet; thence North 48 degrees 27 minutes 34 seconds East 353.55 feet; thence North 03 degrees 27 minutes 34 seconds East 200.00 feet; thence South 86 degrees 32 minutes 26 seconds East 450.00 feet; thence South 03 degrees 27 minutes 34 seconds West 300.00 feet; thence North 86 degrees 32 minutes 26 seconds West 275.00 feet; thence South 03 degrees 27 minutes 34 seconds West 300.00 feet; thence North 86 degrees 32 minutes 26 seconds West 125.00 feet; thence South 03 degrees 27 minutes 34 seconds West 350.00 feet; thence North 86 degrees 32 minutes 26 seconds West 382.98 feet to the POINT OF BEGINNING, containing 9.441 acres, more or less. Lying in Section 19, Township 6 South, Range 2 West, Franklin County, Florida and within the Forbes Land Grant.

Prepared by and return to:
Bryan W. Duke, Esq.
Attorney at Law
The St. Joe Company
3800 Esplanade Way, Suite 100
Tallahassee, Florida 32311

Inst:0200408955 Date:09/22/2004 Time:14:43
Doc Stamp-Deed : 210.00
R. Zuffere, Kendall Wade, FRANKLIN County B:813 P:495

Special Warranty Deed

This Special Warranty Deed given this 20th day of September, 2004 by THE ST. JOE COMPANY, a Florida corporation, whose post office address is 245 Riverside Avenue, Suite 500, Jacksonville, Florida, 32202 ("Grantor"), to ST. JAMES ISLAND UTILITY COMPANY, a Florida corporation, whose post office address is 3800 Esplanade Way, Suite 100, Tallahassee, Florida 32311 ("Grantee):

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in **Franklin County Florida**, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.


And the Grantor hereby reserves the right to pass storm water across the Property for offsite and onsite storm water drainage purposes.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Inst:0200408955 Date:09/22/2004 Time:14:43
Doc Stamp-Deed : 210.00
DC, Kendall Wade, FRANKLIN County B:013 P:496

WITNESSES:


Print name: *Susan G. Whitlatch*
Susan G. Whitlatch
Print name: **Susan G. Whitlatch**

The St. Joe Company

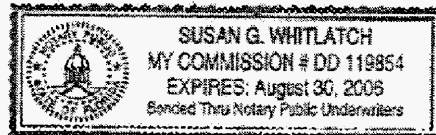
By: 
Michael N. Regan, Senior Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this *20th* day of September, 2004, by Michael N. Regan, as Senior Vice President of The St. Joe Company who is personally known to me.

My commission expires:


(Notary Public - Signature)



Inst:0200408955 Date:09/22/2004 Time:14:43

Doc Stamp-Deed : 210.00

DC, Kendall Wade, FRANKLIN County B:013 P:497

SummerCamp

WATER TREATMENT PLANT

A portion of fractional Section 35, Township 6 South, Range 3 West, a private subdivision of the Forbes Purchase land grant in Franklin County, Florida, lying North of State Road 30 (U.S. Highway 98) (State Road 30), described as follows:

COMMENCE at a terra cotta monument marking the northwest corner of fractional Section 35, Township 6 South, Range 3 West and the northwest corner of that parcel of land described in the instrument recorded in Deed Book 70, Page 237 of the Public Records of Franklin County, Florida and run thence South 00 degrees 30 minutes 16 seconds West along the westerly boundary of said property a distance of 900.04 feet to a concrete monument and the POINT OF BEGINNING. From said POINT OF BEGINNING, run thence South 35 degrees 17 minutes 46 seconds East along said westerly boundary, a distance of 896.36 feet; thence leaving said westerly boundary, run North 89 degrees 29 minutes 44 seconds West 494.34 feet; thence run South 00 degrees 30 minutes 16 seconds West, 30 feet East of and parallel with the west boundary of said fractional Section 35, a distance of 566.89 feet to the northerly right of way of State road 30 (U.S. Highway 98), said point lying on a curve concave Northerly; thence run Westerly along said right of way and curve, having a radius of 1,875.74 feet, through a central angle of 00 degrees 55 minutes 29 seconds for an arc distance of 30.27 feet (the chord of said arc bears North 81 degrees 50 minutes 14 seconds West 30.27 feet); thence leaving said right of way, run North 00 degrees 30 minutes 16 seconds East along the west line of said Section 35, a distance of 1,289.86 feet to the POINT OF BEGINNING, containing 4.77 acres, more or less.