

PREPARED BY AND RETURN TO:
Michael D. Chiumento, III, Esquire
Chiumento Law, PLLC
145 City Place, Suite 301
Palm Coast, FL 32164
Attn: Kelly DeVore

Property Appraisers Parcel
Identification Numbers
291231-0000-01010-0021;
301231-0000-01020-0040;

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 18th day of September, 2025, **BYRND OG PCP, LLC, a Florida limited liability company**, whose mailing address is 145 City Place Suite 301, Palm Coast, FL 32164, hereinafter called the Grantor, to **KL SEMINOLE TRACE LLC, a Florida limited liability company**, whose mailing address is 105 NE 1st Street, Delray Beach, FL 33444, hereinafter called the 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 said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars \$10.00 and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Flagler County, Florida, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

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

This conveyance is subject only to taxes for 2025 and subsequent years, not yet due and payable, and to those matters set forth on Exhibit "B" attached hereto ("Permitted Exceptions") and made a part hereof, however reference herein shall not reimpose same.

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, but against none other.

IN WITNESS WHEREOF, the Grantor has signed sealed these presents the day and year first above written.

Signed, sealed and delivered in
the presence of:

BYRNDOG PCP, LLC, a Florida limited liability
company

By: Douglas Property & Development, Inc., a
Florida corporation, its Manager

[Signature]
Witness Name: Kelly Devore
Witness Address: 145 City Pl. Ste 300
Palm Coast FL 32164

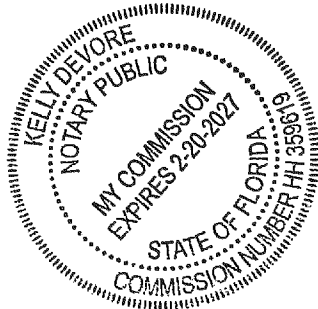
By: [Signature]
Jeffrey R. Douglas, President

[Signature]
Witness Name: Karolyn Sheek
Witness Address: 145 City Pl. Ste 301
Palm Coast FL 32164

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of September, 2025, by Jeffrey R. Douglas, President of BYRNDOG PCP, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission
Expires: _____

EXHIBIT "A"

NEW DESCRIPTION AS PROVIDED BY B.H. AND ASSOCIATES, PROFESSIONAL LAND SURVEYORS LB # 7800, BY TIMOTHY L. BLACKMON, REGISTERED LAND SURVEYOR FLA. NO. 4889 FOR CASCADES – SINGLE FAMILY WEST PHASE 2, AS SURVEYED 8-5-2025

PART OF GOVERNMENT SECTIONS 29, AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF GRAND LANDINGS PHASE 5, OFFICIAL RECORDS BOOK 2687, PAGE 1650 THENCE NORTH $86^{\circ}36'10''$ EAST, A DISTANCE OF 277.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $09^{\circ}42'36''$ WEST, A DISTANCE OF 94.29 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 22.67 FEET, AN ARC DISTANCE OF 38.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $33^{\circ}15'05''$ EAST, 34.08 FEET; TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 163.47 FEET, AN ARC DISTANCE OF 38.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $87^{\circ}45'39''$ EAST, 36.57 FEET; TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $86^{\circ}33'58''$ EAST, A DISTANCE OF 36.39 FEET; THENCE SOUTH $03^{\circ}26'02''$ EAST, A DISTANCE OF 169.00 FEET; THENCE NORTH $86^{\circ}53'07''$ EAST, A DISTANCE OF 100.02 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 79.46 FEET, AN ARC DISTANCE OF 118.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $50^{\circ}33'24''$ EAST, 107.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $10^{\circ}57'01''$ EAST, A DISTANCE OF 355.49 FEET TO A POINT ON A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 91.03 FEET, AN ARC DISTANCE OF 25.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $18^{\circ}18'00''$ WEST, 25.65 FEET TO A NON-TANGENT POINT BEARING SOUTH $41^{\circ}59'33''$ EAST, A DISTANCE OF 46.73 FEET; THENCE NORTH $76^{\circ}57'21''$ EAST, A DISTANCE OF 111.15 FEET; THENCE NORTH $76^{\circ}39'46''$ EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH $13^{\circ}08'10''$ EAST, A DISTANCE OF 17.04 FEET; THENCE NORTH $68^{\circ}03'37''$ EAST, A DISTANCE OF 185.69 FEET; THENCE NORTH $76^{\circ}20'49''$ EAST, A DISTANCE OF 56.75 FEET; THENCE SOUTH $13^{\circ}40'24''$ EAST, A DISTANCE OF 13.56 FEET; THENCE TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 72.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $20^{\circ}08'06''$ EAST, 72.28 FEET, TO A NON-TANGENT POINT BEARING NORTH $61^{\circ}53'51''$ EAST, A DISTANCE OF 51.67 FEET TO A NON-TANGENT CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 20.97 FEET, AN ARC DISTANCE OF 30.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $80^{\circ}18'33''$ EAST, 28.04 FEET, TO A NON-TANGENCY POINT; THENCE SOUTH $31^{\circ}43'36''$ EAST, A DISTANCE OF 50.42 FEET TO A NON-TANGENT CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.13 FEET, AN ARC DISTANCE OF 37.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $17^{\circ}10'50''$ WEST, 33.81 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID

CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 76.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°13'19" EAST, 76.41 FEET, TO A NON-TANGENT POINT BEARING SOUTH 85°52'14" EAST, A DISTANCE OF 122.30 FEET; THENCE NORTH 06°18'16" WEST, A DISTANCE OF 16.16 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.22 FEET, AN ARC DISTANCE OF 67.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°56'07" EAST, 62.29 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 46.57 FEET, AN ARC DISTANCE OF 72.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°26'34" EAST, 65.18 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°53'10" EAST, A DISTANCE OF 66.69 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 724.36 FEET, AN ARC DISTANCE OF 34.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°53'25" EAST, 34.62 FEET; TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 502.26 FEET, AN ARC DISTANCE OF 146.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°18'43" EAST, 146.35 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 24°13'30" EAST, A DISTANCE OF 197.82 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 80.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°33'29" WEST, 73.29 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 436.55 FEET, AN ARC DISTANCE OF 93.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°30'50" WEST, 92.96 FEET, TO A NON-TANGENT POINT BEARING SOUTH 37°16'33" EAST, A DISTANCE OF 120.89 FEET; THENCE SOUTH 44°32'37" EAST, A DISTANCE OF 50.02 FEET; THENCE SOUTH 65°23'31" EAST, A DISTANCE OF 517.00 FEET; THENCE NORTH 04°26'11" WEST, A DISTANCE OF 440.40 FEET; THENCE NORTH 56°05'17" EAST, A DISTANCE OF 747.71 FEET; THENCE NORTH 29°44'59" WEST, A DISTANCE OF 992.84 FEET; THENCE NORTH 37°31'08" WEST, A DISTANCE OF 305.68 FEET; THENCE SOUTH 75°00'21" WEST, A DISTANCE OF 657.93 FEET; THENCE SOUTH 86°36'10" WEST, A DISTANCE OF 985.76 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B" TO SPECIAL WARRANTY DEED**[PERMITTED EXCEPTIONS]**

1. Easement for road purposes to the City of Flagler Beach contained in Easement recorded in O.R. Book 253, Page 27, Public Records of Flagler County, Florida.
2. Drainage easement to Palm Coast Community Service Corporation recorded in O.R. Book 549, Page 991 and as affected by Assignment of Reserved Rights recorded in O.R. Book 602, Page 53 and O.R. Book 1329, Page 1285 and Partial Assignment of Reserved Rights recorded in O.R. Book 1375, Page 1340, Public Records of Flagler County, Florida.
3. Covenants, conditions and restrictions contained in Memorandum of Agreement recorded in O.R. Book 1375, Page 1348; as affected by Termination recorded in O.R. Book 2836, Page 1793, Public Records of Flagler County, Florida.
4. Declaration of Covenants and Restrictions recorded in O.R. Book 1375, Page 1362; as affected by Termination recorded in O.R. Book 2836, Page 1793, Public Records of Flagler County, Florida, which states the property shall not have age restrictions.
5. The Cascades at Grand Landings Planned Unit Development Agreement recorded in O.R. Book 1370, Page 833, Public Records of Flagler County, Florida, which includes terms, conditions and restrictions.
6. Terms and conditions contained within the Agreement for Conveyance of Environmentally Sensitive Land recorded in O.R. Book 1371, Page 819 as affected by Partial Assignment of Reserved Rights recorded in O.R. Book 1375, Page 1344, Public Records of Flagler County, Florida.
7. Utility Agreement for Water and Wastewater Service recorded in O.R. Book 1576, Page 1451, Public Records of Flagler County, Florida, which includes terms, conditions, covenants and easement rights.
8. Well Site Relocation Agreement with the City of Flagler Beach recorded in O.R. Book 1654, Page 484, Public Records of Flagler County, Florida, which authorizes future relocation without joinder of owner.
9. Ordinance 2007-06 recorded in O.R. Book 1539, Page 895, Public Records of Flagler County, Florida.
10. Subject to automatic phosphate, metals, minerals and petroleum reservations by virtue of Sec. 270.11(1), F.S., under deed recorded in O.R. Book 2769, Page 755, Public Records of Flagler County, Florida.
11. Ordinance 2023-10 Annexation of The Cascades-Application No. 5108 recorded in O.R. Book 2806, Page 67, of the Public Records of Flagler County, Florida.
12. Development Order Approval by City of Palm Coast for Cascades at Grand Landings Subdivision Master Plan Tier 2 recorded in O.R. Book 2832, Page 1101, Public Records of Flagler County, Florida.
13. Shared Amenity and Access Agreement recorded in O.R. Book 2836, Page 1797, as assigned to KL Seminole Trace LLC by Assignment of Shared Amenity and Access Agreement recorded in O.R. Book 2837, Page 1585, Public Records of Flagler County, Florida.
14. Easement Agreement by and between Byrndog PCP, LLC and KL Seminole Trace LLC recorded in O.R. Book 2836, Page 1837, Public Records of Flagler County, Florida.
15. Assignment and Assumption of Development Rights as recorded in O.R. Book 2836, Page 1857, Public Records of Flagler County, Florida.
16. Utility Agreement for Water and Wastewater Service recorded in O.R. Book 2874, Page 24, Public Records of Flagler County, Florida.
17. City of Palm Coast Subdivision Preliminary Plat Development Order Approval Seminole Trace recorded in O.R. Book 2887, Page 265, Public Records of Flagler County, Florida.

18. Landings Community Development District Notice of Series 2025 Special Assessments as recorded in O.R. Book 2974, Page 464, Public Records of Flagler County, Florida.
19. Declaration of Consent to Jurisdiction of Landings Community Development District and to Imposition of Special Assessments as recorded in O.R. Book 2974, Page 471, Public Records of Flagler County, Florida.
20. Completion Agreement as recorded in O.R. Book 2974, Page 478, Public Records of Flagler County, Florida.
21. True Up Agreement as recorded in O.R. Book 2974, Page 489, Public Records of Flagler County, Florida.
22. Collateral Assignment and Assumption of Development Rights Relating to the Property as recorded in O.R. Book 2974, Page 501, Public Records of Flagler County, Florida.

Unofficial Copy