

Prepared by:
City of Palm Coast
2 Utility Drive
Palm Coast, FL 32137

Return to:
City Clerk
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164

Parcel ID:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed this 7th day of January, 2026, by and between **KL Seminole Trace, LLC**, a Florida limited liability company ("Grantor") whose mailing address is **105 NE 1st Street Delray Beach, FL 33444**, and **CITY OF PALM COAST**, a Florida municipal corporation, ("Grantee") whose address is 160 Lake Avenue, Palm Coast, FL 32164. (Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the parcel of land situate, lying and being in the County of Flagler, State of Florida, and more particularly described as follows (the "Property"):

LEGAL DESCRIPTION

Tract E, 0.05 Acres (Lift Station) SEMINOLE TRACE, according to the map or plat thereof, as recorded in Plat Book 44, Pages 80 - 97, of the Public Records of Flagler County, Florida.

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.

SUBJECT TO reservations, covenants, restrictions, easements of record, which reference hereto shall not operate to reimpose same, and taxes for the current year.

AND Grantor, for itself and its successors, hereby covenants with Grantee and Grantee's heirs, successors and assigns that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming, by through or under Grantor only.

IN WITNESS WHEREOF, GRANTOR has hereunder set its hand and seal the day and year first above written.

WITNESSES:

(signature)

Bryon T. LoPrete

(print name)

Address: 14025 Riveredge Dr. 175

Tampa, FL 33637

(signature)

Darlene J. Miklos

(print name)

Address: 14025 Riveredge Dr. 175

Tampa, FL 33637

Grantor

Signature

Print Name: James P. Harvey

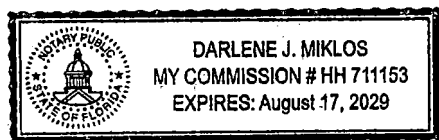
Address: 14025 Riveredge Dr. 175

Tampa, FL 33637

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of January, 2026, by James P. Harvey, the Authorized Signatory of KL Seminole Trace LLC, a Florida limited liability company, who is personally known to me.



(signature)

Notary Public

Print Name: Darlene J. Miklos

My Commission expires:

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that KL SEMINOLE TRACE, LLC, a Florida limited liability company, (hereinafter "Developer"), for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations, to it paid by the CITY OF PALM COAST, FLORIDA, a Florida municipal corporation, (hereinafter "City") the receipt whereof is hereby acknowledged, has conveyed, sold, bargained, granted, assigned, remised, released and quit-claimed to City, its successors and assigns, the following infrastructure:

1. Lift station and all appurtenances constructed and installed by the Developer or constructed and installed pursuant to contracts with or for the benefit of the Developer.

in the following described property in Flagler County, Florida to-wit:

Project Name: Seminole Trace Phase 1A (Permit #2025070331)

Address: 54 CASCADES WAY, PALM COAST FL (LIFT STATION 01)

Legal Description: Tract E, 0.05 Acres (Lift Station) SEMINOLE TRACE, according to the map or plat thereof, as recorded in Plat Book 44, Pages 80 - 97, of the Public Records of Flagler County, Florida.

TOGETHER with all of the rights of the Developer arising out of any and all guarantees, performance bonds, contracts, warranties and agreements of the Developer in connection with said property.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the City, in and to and in connection with the above described property.

TO HAVE AND TO HOLD the same unto City, its successors and assigns, forever.

AND the Developer does for itself and its successors warrant and covenant, to and with the City, its successors and assigns, that it is the lawful owner of the above described property; that the property is free from all encumbrances; that it has good right to sell the same, and that it will warrant and defend the sale of the said property, hereby made to the City, against lawful claims and demands.

THE Developer represents that any and all facilities or systems located in, or upon, or within the conveyed property are free from all patent design, construction or other defects. The Developer hereby represents to the City that it has no knowledge of latent or patent design, construction or other defects. The Developer hereby assigns, transfers, and conveys to the City any and all rights against any and all firms or entities which may have caused such latent or patent defects, including, but not limited to, any and all warranties, claims, and other forms of indemnification.

BY EXECUTION of this Bill of Sale, the Developer affirmatively represents that it has the contractual right, consent, and lawful authority to take this action in this document. The Developer recognizes that the City is relying upon Developer's representations.

FURTHER, the Developer accepts responsibility over, and agrees to indemnify and hold the City harmless from and against, any and all damages, liabilities, costs, and matters relating to patent defects in any way relating to or arising from this conveyance.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed this 7th
day of January, 2026.

WITNESSES:

(signature)

Bryon T. LoPreste

(print name)

Address: 14025 Riveredge Dr. 175

Tampa, FL 33637

(signature)

Darlene J. Miklos

(print name)

Address: 14025 Riveredge Dr. 175

Tampa, FL 33637

Grantor

Signature

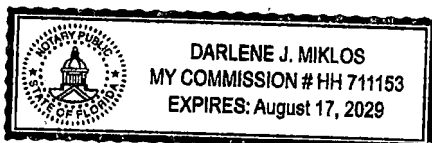
Print Name: James P. Harvey

Address: 14025 Riveredge Dr. 175

Tampa, FL 33637

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 7th day of January, 2025, by James P. Harvey, the
Authorized Signatory of KL Seminole Trace LLC, a Florida limited liability company, who is personally
known to me.



Notary Public

Print Name: Darlene J. Miklos

My Commission expires: