

PREPARED BY AND RETURN TO:
Michael D. Chiumento III, Esquire
Chiumento Selis Dwyer, P.L.
145 City Place, Suite 301
Palm Coast, FL 32164

Property Appraisers Parcel
Identification Numbers
Property Appraisers Parcel
Identification Numbers
171231-0650-000A0-0013;

THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF TITLE EXAMINATION

NOTE TO RECORDING OFFICER: DOCUMENTARY
STAMP TAX IS BEING PAID IN THE AMOUNT OF
\$ 20,000.00, BASED ON THE FAIR MARKET
VALUE.

WARRANTY DEED

THIS INDENTURE, Made this 19th day of May, 2017, **JTL GRAND LANDINGS DEVELOPMENT LLC, a Texas limited liability company**, whose mailing address is 16475 Dallas Pkwy, Suite 155, Addison, TX 75001, hereinafter called the Grantor, to **S.E. CLINE CONSTRUCTION, INC., a Florida corporation**, whose mailing address is 18 Utility Drive, Palm Coast, FL 32137, 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 attached Exhibit "A"

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.

SUBJECT TO taxes for the year 2016 and subsequent years; Assessments or Owner Association, Covenants, Restrictions, Easements, Reservations and Limitations of Record, if any.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

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:

[Signature]
Witness Name: David M. West

[Signature]
Witness Name: John R. West

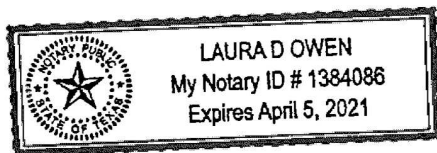
JTL GRAND LANDINGS DEVELOPMENT LLC,
A Texas limited liability company

By: [Signature]
DAVID M. WEST, MANAGER

State of Texas
County of Dallas

The foregoing instrument was acknowledged before me this 19th day of May, 2017 by DAVID M. WEST, MANAGER OF JTL GRAND LANDINGS DEVELOPMENT, LLC. He/she ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

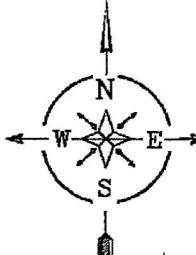


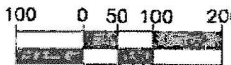
[Signature]
Notary Public

Printed Name: Laura D. Owen

My Commission
Expires: _____

SKETCH OF DESCRIPTION





GRAPHIC SCALE 1"=200'

TAX PARCEL # 07-12-31-0650-0000-000A

WEST LINE SECTION 17

SOUTH LINE SECTION 17

POINT OF BEGINNING

REFERENCE POINT
NW CORNER SECTION
20 TOWNSHIP 12 SOUTH
RANGE 31 EAST

WETLANDS

UPLANDS
189,779 Sq Ft
4.36 Ac.

WETLANDS JURISDICTIONAL
LINE AS MARKED BY
ENVIRONMENTAL RESOURCE
SOLUTIONS 7-15-16

OFFICIAL RECORDS BOOK
1329, PAGE 1281

EAST LINE OFFICIAL RECORDS
BOOK 1329, PAGE 1281

IROQUOIS WATERWAY (AKA GRAY CANAL)
175' RIGHT OF WAY OR BOOK 549, PAGES 986-990

MEASUREMENTS:
N00°35'15"W 24.45'
N00°37'45"W 99.27'
N89°02'14"E 1061.17'
S89°02'14"W 289.46'
S89°02'14"W 197.80'
S48°11'23"W 621.91'
L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40 L41 L42 L43

GENERAL NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.
3. THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.
4. ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
5. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.
6. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
7. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.

SHEET 1 OF 3

B. H. AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS L.B. #7800

902 5TH AVENUE NORTH - JACKSONVILLE BEACH, FLORIDA - 32250 - PHONE (904) 703-8789

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION SURVEY,
PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 2014-147, FLA. ADMINISTRATIVE
CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SURVEYED 9-14-16

GIL D. HOWATT, REGISTERED LAND SURVEYOR FLA. NO. 4718
LICENSED BUSINESS NUMBER 7800

BEARING DATUM BASED ON N 89°02'14" E ALONG NORTH LINE IROQUOIS WATERWAY

FIELD BOOK NO.: _____, PAGE(S) _____ LEGAL: SEE ABOVE WORK ORDER NO.: _____

COMPUTER FILE NAME: _____ SCALE: 1"=200' FILE NO.: _____

SKETCH OF DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 17, TOWNSHIP 12 SOUTH, RANGE 31 EAST, BEING PART OF PARCEL 413, RECORDED IN OFFICIAL RECORDS BOOK 601, PAGES 1989 THROUGH 2025, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF GOVERNMENT SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, THENCE N89°00'48"E ALONG THE SOUTH LINE OF GOVERNMENT SECTION 17 A DISTANCE OF 1321.07 FEET, THENCE DEPARTING SAID SOUTH LINE OF GOVERNMENT SECTION 17, RUN N00°35'15"W A DISTANCE OF 24.45 FEET TO A POINT ON THE NORTHERLY LINE OF IROQUOIS WATERWAY (175'R/W) RECORDED IN OFFICIAL RECORDS BOOK 549, PAGE 966, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE OF IROQUOIS WATERWAY N89°02'14"E A DISTANCE OF 1061.17 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE OF IROQUOIS WATERWAY N00°57'46"W A DISTANCE OF 99.27 FEET; THENCE N78°24'57"E A DISTANCE OF 33.20 FEET; THENCE S76°47'45"E A DISTANCE OF 36.29 FEET; THENCE N87°34'54"E A DISTANCE OF 23.34 FEET; THENCE N20°34'23"E A DISTANCE OF 27.45 FEET; THENCE N03°57'33"E A DISTANCE OF 43.73 FEET; THENCE N10°52'17"E A DISTANCE OF 21.86 FEET; THENCE N42°06'06"E A DISTANCE OF 33.83 FEET; THENCE N31°09'27"E A DISTANCE OF 39.99 FEET; THENCE N19°03'13"E A DISTANCE OF 19.88 FEET; THENCE N29°33'08"W A DISTANCE OF 38.12 FEET; THENCE N04°49'30"W A DISTANCE OF 38.55 FEET; THENCE N52°44'56"W A DISTANCE OF 37.82 FEET; THENCE N56°54'24"E A DISTANCE OF 44.85 FEET; THENCE N70°01'58"E A DISTANCE OF 45.97 FEET; THENCE N88°26'37"E A DISTANCE OF 44.22 FEET; THENCE N73°41'17"E A DISTANCE OF 41.37 FEET; THENCE S85°08'08"E A DISTANCE OF 28.97 FEET; THENCE N38°22'37"E A DISTANCE OF 30.14 FEET; THENCE N42°28'47"E A DISTANCE OF 32.13 FEET; THENCE N40°58'35"E A DISTANCE OF 32.34 FEET; THENCE N62°37'37"E A DISTANCE OF 17.93 FEET; THENCE S63°27'00"E A DISTANCE OF 30.60 FEET; THENCE S80°05'03"E A DISTANCE OF 26.09 FEET; THENCE S63°43'34"E A DISTANCE OF 31.63 FEET; THENCE N56°01'37"E A DISTANCE OF 17.91 FEET; THENCE S64°27'47"E A DISTANCE OF 49.59 FEET; THENCE N57°46'43"E A DISTANCE OF 16.51 FEET; THENCE N13°03'00"E A DISTANCE OF 19.10 FEET; THENCE N03°40'15"E A DISTANCE OF 25.85 FEET; THENCE N31°33'28"E A DISTANCE OF 23.50 FEET; THENCE N68°21'59"E A DISTANCE OF 25.02 FEET; THENCE N56°39'38"E A DISTANCE OF 28.25 FEET; THENCE N75°01'26"E A DISTANCE OF 27.97 FEET; THENCE N67°43'25"E A DISTANCE OF 30.95 FEET; THENCE N77°32'23"E A DISTANCE OF 19.58 FEET; THENCE N79°55'15"E A DISTANCE OF 19.88 FEET; THENCE S81°29'37"E A DISTANCE OF 54.16 FEET; THENCE S38°34'48"E A DISTANCE OF 17.95 FEET; THENCE S79°45'54"E A DISTANCE OF 20.03 FEET; THENCE N50°13'08"E A DISTANCE OF 25.08 FEET; THENCE N37°44'32"E A DISTANCE OF 25.23 FEET; THENCE S87°08'05"E A DISTANCE OF 23.79 FEET; THENCE S84°56'36"E A DISTANCE OF 23.77 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1329, PAGE 1281, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S48°13'23"W ALONG SAID EASTERLY LINE A DISTANCE OF 621.91 FEET; THENCE S 32°31'14"W CONTINUING ALONG SAID EASTERLY LINE A DISTANCE OF 191.60 FEET TO A POINT ON THE AFORESAID NORTHERLY LINE OF IROQUOIS WATERWAY; THENCE S89°02'14"W ALONG SAID NORTHERLY LINE A DISTANCE OF 289.46 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 189,779 SQ FT AND OR 4.36 ACRES MORE OR LESS.

SHEET 2 OF 3

B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

902 5TH AVENUE NORTH - JACKSONVILLE BEACH, FLORIDA - 32250 - PHONE (904) 703-8799

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 2014-147, F.L.A. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SURVEYED 9-14-16

GL. D. MCWATT, REGISTERED LAND SURVEYOR FLA. NO. 4718
LICENSED BUSINESS NUMBER 7800

BEARING DATUM BASED ON N 89°02'14" E ALONG NORTH LINE IROQUOIS WATERWAY

FIELD BOOK NO.: , PAGE(S)

LEGAL: SEE ABOVE

WORK ORDER NO.:

COMPUTER FILE NAME:

SCALE: 1"=100'

FILE NO.:

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.20'	N78°24'57"E
L2	36.29'	S76°47'45"E
L3	23.34'	N87°34'54"E
L4	27.45'	N20°34'23"E
L5	43.73'	N03°57'33"E
L6	21.88'	N10°52'17"E
L7	33.83'	N42°08'06"E
L8	39.99'	N31°09'27"E
L9	19.88'	N19°03'13"E
L10	36.12'	N29°33'08"W
L11	38.55'	N04°49'30"W
L12	37.82'	N52°44'56"W
L13	44.85'	N56°54'24"E
L14	45.97'	N70°01'58"E
L15	44.22'	N88°26'37"E
L16	41.37'	N73°41'17"E
L17	28.97'	S85°08'08"E
L18	30.14'	N38°22'37"E
L19	32.13'	N42°28'47"E
L20	32.34'	N40°58'35"E
L21	17.93'	N62°37'37"E
L22	30.60'	S63°27'00"E
L23	26.09'	S80°03'03"E
L24	31.63'	S63°43'34"E
L25	17.81'	N56°01'37"E
L26	49.59'	S64°27'47"E
L27	16.51'	N57°46'43"E
L28	19.10'	N13°03'00"E
L29	25.85'	N03°40'15"E
L30	23.50'	N31°33'28"E
L31	25.02'	N68°21'59"E
L32	28.25'	N56°39'38"E
L33	27.97'	N75°01'26"E
L34	30.95'	N67°43'25"E
L35	19.58'	N77°32'23"E
L36	19.88'	N79°55'15"E
L37	54.16'	S81°29'37"E
L38	17.95'	S38°34'48"E
L39	20.03'	S79°45'54"E
L40	25.08'	N50°13'08"E
L41	25.23'	N37°44'32"E
L42	23.79'	S87°08'05"E
L43	23.77'	S84°56'36"E

SHEET 3 OF 3

B. H. AND ASSOCIATES

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