

THIS DOCUMENT PREPARED
BY AND RETURN TO:
JOSEPH J. VAN ROOY, ESQUIRE
VAN ROOY LAW
9471 BAYMEADOWS ROAD, SUITE 103
JACKSONVILLE, FLORIDA 32256

NOTE TO CLERK: THIS CORRECTIVE QUITCLAIM DEED IS GIVEN TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION OF THE VESTING DEED OF GRANTOR AND PROVIDE CERTAINTY AS TO THE PROPERTY BOUNDARY BETWEEN THE PROPERTIES OF GRANTOR AND GRANTEE RELATED THERETO.

CORRECTIVE QUITCLAIM DEED

THIS CORRECTIVE QUITCLAIM DEED is made as of the 16th day of May 2019, between **JTL GRAND LANDINGS DEVELOPMENT LLC**, a Texas limited liability company, whose address is 16660 Dallas Parkway, Suite 1600, Dallas, Texas 75248, hereinafter called "Grantor" to **JTL GRAND LANDINGS HOLDINGS LLC**, a Texas limited liability company, whose address is 16660 Dallas Parkway, Suite 1600, Dallas, Texas 75248, hereinafter called "Grantee" (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors or assigns).

WITNESSETH, that Grantor, for valuable consideration which is hereby acknowledged, hereby remises, releases and quitclaims unto Grantee forever all of that certain non-homestead real property in Flagler County, Florida, more particularly described on Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto Grantee in fee simple, subject to ad valorem taxes and other matters of record on the date hereof.

IN WITNESS WHEREOF, this corrective quitclaim deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Name Printed: Dominic Schuler

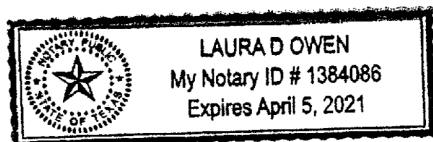
JTL GRAND LANDINGS DEVELOPMENT
LLC, a Texas limited liability company

Name Printed: Laura Owen

By: [Signature]
David M. West, Its Manager

STATE OF TEXAS }
COUNTY OF DALLAS }

The foregoing instrument was sworn to, subscribed and acknowledged before me this 16 day of May 2019, by David M. West, the Manager of JTL Grand Landings Development LLC, a Texas limited liability company, and ☒ is personally known to me or ☐ produced _____ as identification.



[Signature]
(Print Name _____)
NOTARY PUBLIC

EXHIBIT "A"

PART OF TRACT C, GRAND LANDINGS PHASE 1, AS RECORDED IN MAP BOOK 36, PAGES 37 THROUGH 47, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND PART OF SECTIONS 20 AND 29, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF TRACT KK, GRAND LANDINGS PHASE 2-B, AS RECORDED IN MAP BOOK 38, PAGES 35 THROUGH 39, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N00°06'55"W" ALONG THE WEST LINE OF SAID GRAND LANDINGS 2-B AND THE WEST LINE OF SAID TRACT KK, A DISTANCE OF 424.47 FEET TO THE NORTHWEST CORNER OF SAID TRACT KK, AND NORTHWEST CORNER OF SAID GRAND LANDINGS 2-B; THENCE N17°20'41"W DEPARTING SAID GRAND LANDINGS 2-B, A DISTANCE OF 1526.50 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY RIGHT OF WAY LINE OF CITATION BOULEVARD, AN 80 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF MICANOPY-SECTION 61, SEMINOLE WOODS AT PALM COAST, AS RECORDED IN MAP BOOK 20, PAGES 46 THROUGH 64, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S53°29'57"W ALONG SAID EASTERLY PROLONGATION A DISTANCE OF 1221.58 FEET TO A POINT ON THE WESTERLY LINE OF TRACT C, GRAND LANDINGS PHASE 1, AFORESAID AND SAID SOUTHERLY RIGHT OF WAY; THENCE CONTINUE S53°29'57"W ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 997.76 FEET; THENCE S38°16'50"E DEPARTING SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 2229.96 FEET; THENCE S14°49'44"W A DISTANCE OF 234.68 FEET; THENCE S36°13'54"E A DISTANCE OF 398.98 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A CENTRAL ANGLE OF 24°33'18", A RADIUS OF 375.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF N71°46'30"E AND A CHORD DISTANCE OF 159.48 FEET, THE PREVIOUS BEARING INTO SAID CURVE BEING NON RADIAL; THENCE EASTERLY ALONG SAID CURVE FOR A DISTANCE OF 160.71 FEET; THENCE DEPARTING SAID CURVE ON A NON RADIAL BEARING OF S30°25'49"E FOR A DISTANCE OF 52.86 FEET; THENCE S42°15'29"E A DISTANCE OF 403.11 FEET; THENCE S19°01'56"E A DISTANCE OF 285.91 FEET; THENCE N75°07'04"E A DISTANCE OF 551.78 FEET TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 637, PAGE 899, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N18°41'38"E ALONG SAID WESTERLY LINE A DISTANCE OF 442.55 FEET TO THE NORTHERLY LINE OF SAID LANDS; THENCE S71°18'23"E ALONG SAID NORTHERLY LINE A DISTANCE OF 824.24 FEET; THENCE DEPARTING SAID NORTHERLY LINE N18°49'13"E A DISTANCE OF 197.89 FEET; THENCE N36°21'43"W A DISTANCE OF 705.06 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF GRAND LANDINGS PHASE 3A, AS RECORDED IN MAP BOOK 38, PAGES 62 THROUGH 67, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N57°23'24"W ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 58.71 FEET; THENCE N57°16'20"W CONTINUING ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 71.69 FEET TO A POINT ON THE WESTERLY LINE OF TRACT C, GRAND LANDINGS PHASE 1, AFORESAID; THENCE ALONG SAID WESTERLY N57°16'20"W A DISTANCE OF 728.52 FEET; THENCE DEPARTING SAID WESTERLY LINE N00°45'44"W A DISTANCE OF 304.25 FEET; THENCE N19°21'48"W, A DISTANCE OF 78.15 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND BEING ON THE SOUTHERLY RIGHT OF WAY OF SPOONBILL DRIVE AND OR GRAND LANDINGS PARKWAY, BOTH BEING IN GRAND LANDINGS PHASE 1, AFORESAID, THE PRECEDING BEARING INTO SAID CURVE BEING NON RADIAL, SAID CURVE HAVING A CENTRAL ANGLE OF 05°07'46", A RADIUS OF 87.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF S77°53'48"W AND A CHORD DISTANCE OF 7.79 FEET; THENCE WESTERLY ALONG SAID CURVE AND RIGHT OF WAY FOR AN ARC LENGTH OF 7.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 66°13'58", A RADIUS OF 100.00 FEET; BEING SUBTENDED BY A CHORD BEARING OF N71°33'06"W AND A CHORD DISTANCE OF 109.27 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY FOR AN ARC LENGTH OF 115.60 FEET; THENCE DEPARTING SAID RIGHT OF WAY S51°33'53"W A DISTANCE OF 45.40 FEET; THENCE S37°19'38"W A DISTANCE OF 131.43 FEET TO A POINT ON THE WESTERLY LINE OF TRACT C, GRAND LANDINGS PHASE 1, AFORESAID; THENCE N30°12'22"W ALONG SAID WESTERLY LINE A DISTANCE OF 442.83 FEET; THENCE N62°29'54"E DEPARTING SAID WESTERLY LINE A DISTANCE OF 270.97 FEET TO THE POINT OF BEGINNING.