

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

Property Appraisers Parcel
Identification Numbers
201231-0650-000A0-0020;

THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF TITLE EXAMINATION

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 29th day of July, 2019, **JTL GRAND LANDINGS DEVELOPMENT LLC, a Texas limited liability company**, whose mailing address is 16660 Dallas Parkway, Suite 1600, Dallas, TX 75248, hereinafter called the Grantor, to **CITY OF FLAGLER BEACH, FLORIDA, a municipal corporation existing under the laws of the State of Florida**, whose mailing address is P.O. Box 70, Flagler Beach, Florida 32136, 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 GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Flagler County, Florida, to-wit:

See attached **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property").

TOGETHER with all rights, privileges, easements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Property.

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

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

JTL GRAND LANDINGS DEVELOPMENT LLC,
A Texas limited liability company

Dominic Schuler
Witness Name: Dominic Schuler

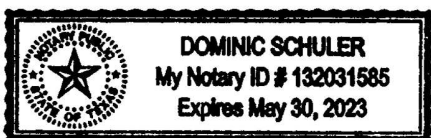
David M. West
Witness Name: David M. West

By: [Signature]
DAVID M. WEST, MANAGER

State of Texas
County of Dallas

The foregoing instrument was acknowledged before me this 29 day of July, 2019 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]

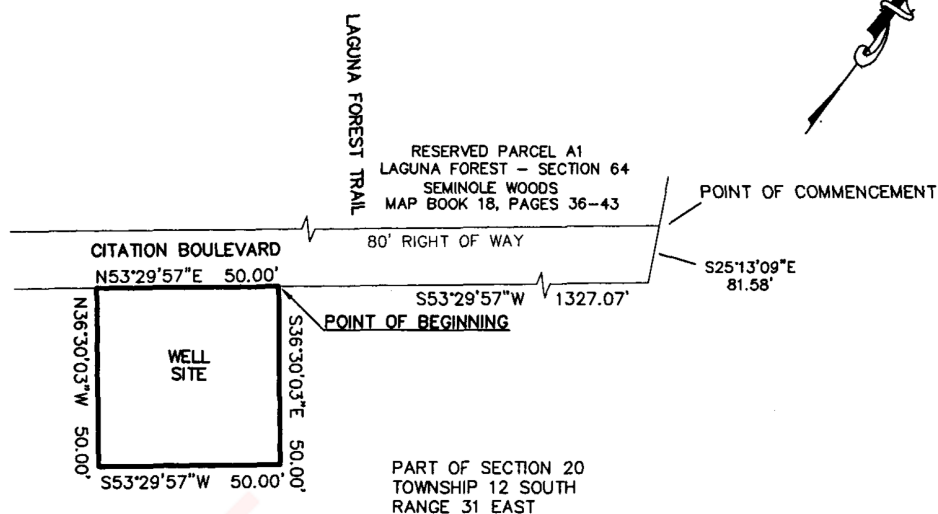


[Signature]
Notary Public

Printed Name: Dominic Schuler

My Commission
Expires: _____

MAP SHOWING SKETCH AND DESCRIPTION



PART OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF RESERVED PARCEL A1, LAGUNA FOREST SECTION 64, SEMINOLE WOODS, AS RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE S25°13'09"E ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL A1 A DISTANCE OF 81.58 FEET TO A POINT ON THE SOUTHERLY LINE OF CITATIONS BOULEVARD, AN 80' RIGHT OF WAY; THENCE S53°29'57"W ALONG SAID RIGHT OF WAY A DISTANCE OF 1327.07 FEET TO THE POINT OF BEGINNING; THENCE S36°30'03"E DEPARTING SAID RIGHT OF WAY A DISTANCE OF 50.00 FEET; THENCE S53°29'57"W PARALLEL TO SAID RIGHT OF WAY A DISTANCE OF 50.00 FEET; THENCE N36°30'03"W A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY AFORESAID; THENCE N53°29'57"E ALONG SAID RIGHT OF WAY A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,500 SQUARE FEET AND OR 0.057 ACRES MORE OR LESS.

NOTES

1. THIS IS A SKETCH AND DESCRIPTION ONLY.
2. NOT VALID UNLESS SIGNED AND SEALED
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT

THIS IS NOT A BOUNDARY SURVEY

B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

21B UTILITY DRIVE - PALM COAST, FLORIDA - 32137 - PHONE (904) 703-8799

I HEREBY CERTIFY THAT THIS SKETCH AND 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 3-5-19

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

BEARING DATUM BASED ON N53°29'57"E ALONG CITATION BLVD PER GPS

FIELD BOOK NO.: _____ PAGE(S) _____

LEGAL: SEE ABOVE

WORK ORDER NO.: _____

COMPUTER FILE NAME: GL UNIT 5/WELL EASEMENT

SCALE: 1"=40'

FILE NO.: _____