

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
341030-0000-01010-0000;

WARRANTY DEED

THIS INDENTURE, Made this 28th day of December, 2020, **BYRND OG PCP, LLC, a Florida limited liability company**, whose mailing address is 180 Brookhaven Court S., Palm Coast, FL 32164, hereinafter called the Grantor, to **ADJ TRAILS OF PALM COAST, LLC, a Florida limited liability company**, whose mailing address is 444 Seabreeze Blvd. Ste 805, Daytona Beach, FL 32118, 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 Two Million Three Hundred Thousand and 00/100 Dollars \$2,300,000.00 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 2021 and subsequent years; Assessments or Owner Association, Covenants, Restrictions, Easements, Reservations and Limitations of Record, if any.

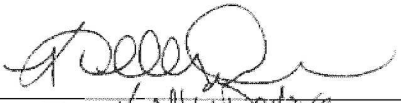
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

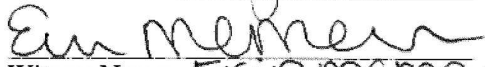
IN WITNESS WHEREOF, the Grantor has signed sealed these presents the day and year first above written.

Signed, sealed and delivered in
the presence of:

BYRND OG PCP, LLC, a Florida limited liability company

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


Witness Name: Kelly Devore


Witness Name: Erin McManus

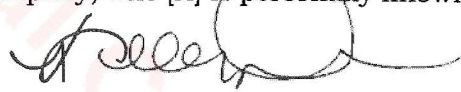
By: 
Jeffrey Douglas, President

(Corporate Seal)

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of December, 2020 by Jeffrey Douglas, President of BYRND OG 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]



Notary Public

Printed Name: _____

My Commission
Expires: _____

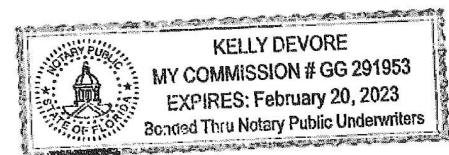


EXHIBIT "A"

TRACT 22:

A PARCEL OF LAND LOCATED IN GOVERNMENT SECTION 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34 FOR A POINT OF REFERENCE; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, N89°27'03"E FOR A DISTANCE OF 732.21 FEET; THENCE DEPARTING SAID SOUTH LINE N13°03'04"W FOR A DISTANCE OF 27.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N13°03'04"W FOR A DISTANCE OF 2467.30 FEET; THENCE N66°01'36"E FOR A DISTANCE OF 2876.07 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 3079.04 FEET, AN ARC LENGTH OF 258.37 FEET, A CENTRAL ANGLE OF 04°48'28", A CHORD BEARING OF S37°04'49"E AND A CHORD DISTANCE OF 258.29 FEET TO A POINT OF TANGENCY; THENCE S39°23'05"E FOR A DISTANCE OF 2182.01 FEET; THENCE S65°03'21"W FOR A DISTANCE OF 3982.58 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION