

Prepared By/Return to:
Michael D. Chiumento III, Esq.
Chiumento Dwyer Hertel Grant
145 City Place, Suite 301
Palm Coast, FL 32164
Attn: Kelly DeVore

PARTIAL RELEASE OF MORTGAGE

Know All Men By These Presents: That **PALM COAST LAND, LLC, a Florida limited liability company** (hereinafter called the "Mortgagee"), the owner and holder of a mortgage executed by **BYRND OG PCP, LLC, a Florida limited liability company** (hereinafter called the "Mortgagor"), dated **December 29, 2019** and recorded in O.R. Book **2408**, Page **784**, of the Public Records of Flagler County, Florida, in the original principal amount of **\$2,625,000.00**.

WHEREAS, Mortgagor has requested the said **PALM COAST LAND, LLC, a Florida limited liability company** to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage:

NOW THEREFORE, NOW YE, That the said *Mortgagee* as well in consideration of the premises as of the sum of Ten & No/100's-----\$10.00-----dollars, to it paid by the said *Mortgagor* at the time of the execution hereof, the receipt whereof is hereby acknowledged, does remise, release, quit claim, exonerate and discharge from the lien and operation of said mortgage unto the said *Mortgagor* its heirs and assigns, all that piece, parcel or tract of land, being a part of the premises conveyed by said mortgage, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the same, with the appurtenances, unto the said *Mortgagor* its heirs and assigns forever, freed, exonerated and discharged of and from the lien of said mortgage, and every part thereof; Provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of said mortgaged premises not hereby released there from, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, the said *Mortgagee* has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officer thereunto duly authorized, this 22nd day of December, 2020.

Signed, sealed and delivered in the presence of:

[Signature]

PALM COAST LAND, LLC, a Florida limited liability company

[Signature]

By: [Signature]
Patrick L. Cutshall, as Manager/Chief Financial Officer

STATE OF: Minnesota, COUNTY OF: St. Louis

The foregoing instrument was acknowledged before me, by means of XX physical presence, or ___ online notarization, this 22nd day of December, 2020, Patrick L. Cutshall, as Manager/Chief Financial Officer of PALM COAST LAND, LLC. He is personally known to me OR produced a driver's license as identification, and did not take an oath.

[Signature]
Notary Public

Notary Seal

Carla Spikberg
Printed Name:

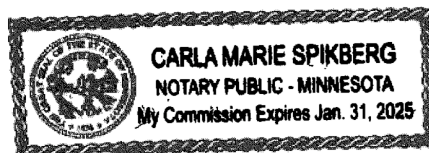


EXHIBIT "A"

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

