

Prepared by:
Catherine D. Reischmann, Esquire
Garganese, Weiss, D'Agresta & Salzman, P.A.
Post Office Box 2873
Orlando, Florida 32802-2873

Return to:
Coast Title Insurance Agency, Inc.
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

Parcel ID: 28-10-30-4290-00000-00B0
28-10-30-4290-00000-00C0
33-10-30-0000-01030-00B2

5,459,690

WARRANTY DEED

THIS WARRANTY DEED is executed this 3rd day of May, 2021, but made effective as of the 7th day of May, 2021, by and between **BYRND OG PCP, LLC**, a Florida limited liability company, ("Grantor") whose mailing address is 180 Brookhaven Court S, Palm Coast, FL 32164, and **CITY OF PALM COAST**, a Florida municipal corporation, ("Grantee") whose address is 160 Lake Avenue, Palm Coast, FL 32164.

(Wherever 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.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Flagler County, Florida, viz:

**SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF.**

Grantor reserves for themselves and Grantor's successors in title an easement over that portion of Parcel 3 historically known as Peavy Grade for purposes of ingress/egress and utilities which shall expire once Peavy Grade becomes a dedicated public right of way.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the 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, GRANTOR has hereunder set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:



(signature)

Kelly Devore

(print name)



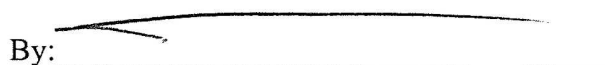
(signature)

Carolyn Sheeker

(print name)

BYRND OG PCP, LLC, a Florida limited liability
company

By: DOUGLAS PROPERTY &
DEVELOPMENT, INC., a Florida corporation, Its
Manager

By: 

Jeffrey R. Douglas, President

Address: 180 Brookhaven Court S, Palm Coast,
FL 32164

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 3rd day of May, 2021, by Jeffrey R. Douglas,
President of DOUGLAS PROPERTY & DEVELOPMENT INC., a Florida corporation, Manager
of BYRND OG PCP, LLC, a Florida limited liability company (check one) ☒ who is personally
known to me or ☐ who produced _____ as identification.



Notary Public

Print Name: _____

My Commission expires: _____

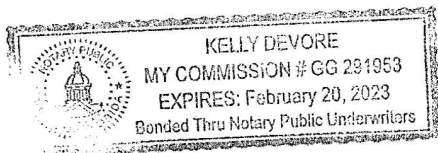


EXHIBIT "A"

Parcel 1:

Tract B, Palm Coast Park, Tracts 18 and 20, according to the map or plat thereof as recorded in Plat Book 37, Page 32, Public Record of Flagler County, Florida.

Parcel 2:

Tract C, Palm Coast Park, Tracts 18 and 20, according to the map or plat thereof as recorded in Plat Book 37, Page 32, Public Record of Flagler County, Florida.

Parcel 3:

LEGAL DESCRIPTION – TRACT 17 NORTH OF AND INCLUDING PEAVY GRADE

A PARCEL OF LAND LOCATED WEST OF U.S. HIGHWAY NO. 1 IN GOVERNMENT SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST, BEING A PORTION OF TRACT 17, PER OFFICIAL RECORDS BOOK 2408, PAGES 777-783 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF GOVERNMENT SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST; THENCE N89°02'28"E ALONG THE SOUTH LINE OF SECTION 33 FOR A DISTANCE OF 1564.05 FEET TO THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF SAID TRACT 17; THENCE DEPARTING SAID SECTION LINE, N09°09'56"W ALONG SAID EXTENSION AND SAID WESTERLY LINE FOR A DISTANCE OF 3632.89 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N09°09'56"W ALONG SAID WESTERLY LINE FOR A DISTANCE OF 41.02 FEET; THENCE FOLLOWING ALONG THE BOUNDARY LINES OF SAID TRACT 17 THE FOLLOWING 10 COURSES; 1) THENCE N86°20'16"W FOR A DISTANCE OF 884.48 FEET TO THE EASTERLY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RIGHT-OF-WAY; 2) THENCE N09°09'56"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 51.28 FEET; 3) THENCE DEPARTING SAID RAILROAD RIGHT-OF-WAY S86°20'16"E ALONG THE SOUTHERLY LINE OF LANDS PER OFFICIAL RECORDS BOOK 1311, PAGE 256 AND CITY OF PALM COAST LANDS PER OFFICIAL RECORDS BOOK 1211, PAGE 307 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, FOR A DISTANCE OF 1327.13 FEET; 4) THENCE N03°39'44"E ALONG THE EASTERLY LINE OF SAID CITY LANDS FOR A DISTANCE OF 748.33 FEET; 5) THENCE DEPARTING SAID EASTERLY LINE S86°20'16"E FOR A DISTANCE OF 322.65 FEET; 6) THENCE N02°40'13"W FOR A DISTANCE OF 141.34 FEET; 7) THENCE N89°08'52"E FOR A DISTANCE OF 631.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; 8) THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S14°05'29"E FOR A DISTANCE OF 9.84 FEET; 9) THENCE N89°01'24"E FOR A DISTANCE OF 51.34 FEET; 10) THENCE S14°05'29"E FOR A DISTANCE OF 613.10 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND SAID TRACT 17 BOUNDARY S78°54'02"W FOR A DISTANCE OF 446.14 FEET; THENCE S06°55'26"E FOR A DISTANCE OF 250.00 FEET TO THE NORTHERLY LINE OF PEAVY GRADE (AN 80-FOOT WIDE ACCESS

EASEMENT PER OFFICIAL RECORDS BOOK 792, PAGE 1932 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA); THENCE ALONG THE NORTHERLY LINE(S) OF SAID EASEMENT THE FOLLOWING TWO (2) COURSES; 1) THENCE S86°20'16"E FOR A DISTANCE OF 382.50 FEET; 2) THENCE N75°54'30"E FOR A DISTANCE OF 112.44 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE DEPARTING THE NORTHERLY PEAVY GRADE LINE, S14°05'29"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 120.00 FEET TO THE SOUTHERLY LINE OF SAID PEAVY GRADE; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE N86°20'16"W ALONG THE SOUTHERLY LINE OF SAID PEAVY GRADE FOR A DISTANCE OF 1740.92 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 24.13 ACRES, MORE OR LESS.

Parcel 4:

LEGAL DESCRIPTION – TRACT 17 SOUTH OF PEAVY GRADE

A PARCEL OF LAND LOCATED WEST OF U.S. HIGHWAY NO. 1 IN GOVERNMENT SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST, BEING A PORTION OF TRACT 17, PER OFFICIAL RECORDS BOOK 2408, PAGES 777-783 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF GOVERNMENT SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST; THENCE N89°02'28"E ALONG THE SOUTH LINE OF SECTION 33 FOR A DISTANCE OF 1564.05 FEET TO THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF SAID TRACT 17; THENCE DEPARTING SAID SECTION LINE, N09°09'56"W ALONG SAID EXTENSION FOR A DISTANCE OF 170.12 FEET; THENCE CONTINUE N09°09'56"W FOR A DISTANCE OF 304.83 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N09°09'56"W ALONG SAID WESTERLY LINE FOR A DISTANCE OF 3157.94 FEET TO THE SOUTHERLY LINE OF PEAVY GRADE (AN 80-FOOT WIDE ACCESS EASEMENT PER OFFICIAL RECORDS BOOK 792, PAGE 1932 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA); THENCE DEPARTING SAID WESTERLY LINE S86°20'16"E ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 1363.58 FEET; THENCE DEPARTING SAID SOUTHERLY LINE S14°05'29"E FOR A DISTANCE OF 415.06 FEET; THENCE N75°54'31"E FOR A DISTANCE OF 359.37 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE ALONG SAID RIGHT-OF-WAY LINE S14°05'29"E FOR A DISTANCE OF 1737.15 FEET TO THE SOUTHERLY LINE OF SAID TRACT 17; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID TRACT 17 THE FOLLOWING COURSES; THENCE N62°31'54"W FOR A DISTANCE OF 299.79 FEET; THENCE N11°33'36"W FOR A DISTANCE OF 235.55 FEET; THENCE S85°14'11"W FOR A DISTANCE OF 421.04 FEET; THENCE S08°21'44"E FOR A DISTANCE OF 1205.13 FEET; THENCE DEPARTING SAID SOUTHERLY LINES S81°38'25"W FOR A DISTANCE OF 1185.40 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 103.51 ACRES, MORE OR LESS.