

This instrument prepared by:
Michael D. Chiumento, III, Esq.
Chiumento Law PLLC
145 City Place, Suite 301
Palm Coast, FL 32164

Parcel Identification No:
331030-0000-01030-00B2;

THIS CORRECTIVE WARRANTY DEED IS BEING RECORDED TO CONVEY REAL PROPERTY BACK TO BYRND OG PCP, LLC WHICH WAS CONVEYED IN ERROR TO KB HOME JACKSONVILLE LLC. THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED MARCH 11, 2022 IN O.R. BOOK 2666, PAGE 1471, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, WHICH IN ERROR CONVEYED PROPERTY THAT WAS NOT A PART OF THE CONTRACT FOR SALE AND PURCHASE.

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED, made this 19th day of September, 2022 between, **KB HOME JACKSONVILLE LLC**, a Delaware limited liability company, whose address is 10475 Fortune Parkway, Suite 100, Jacksonville, FL 32256, (the "Grantor") and **BYRND OG PCP, LLC**, a Florida limited liability company, whose address is 145 City Place, Suite 303C, Palm Coast, FL 32164, (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 of assigns of corporations, trust and trustees.)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten AND NO/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Flagler County, Florida, to wit:

*****See Exhibit "A" attached hereto*****

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements, taxes for the year 2022 and all subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land; 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 claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

GRANTOR:

Lisa Bianchi

Print name: Lisa Bianchi

KB HOME JACKSONVILLE LLC
a Delaware limited liability company

Jim Fiedler

Print name: Jim Fiedler

By: Todd Holder

Print Name: Todd Holder

Its: President

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of XX physical presence or online notarization, this 19th day of September, 2022, by Todd Holder, as President of **KB HOME JACKSONVILLE, LLC**, a Delaware limited liability company, who is personally known to me or produced as identification and who executed the foregoing.

Lisa Bianchi

Notary Public, State of Florida

My Commission Expires: 12/14/22

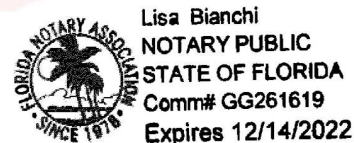
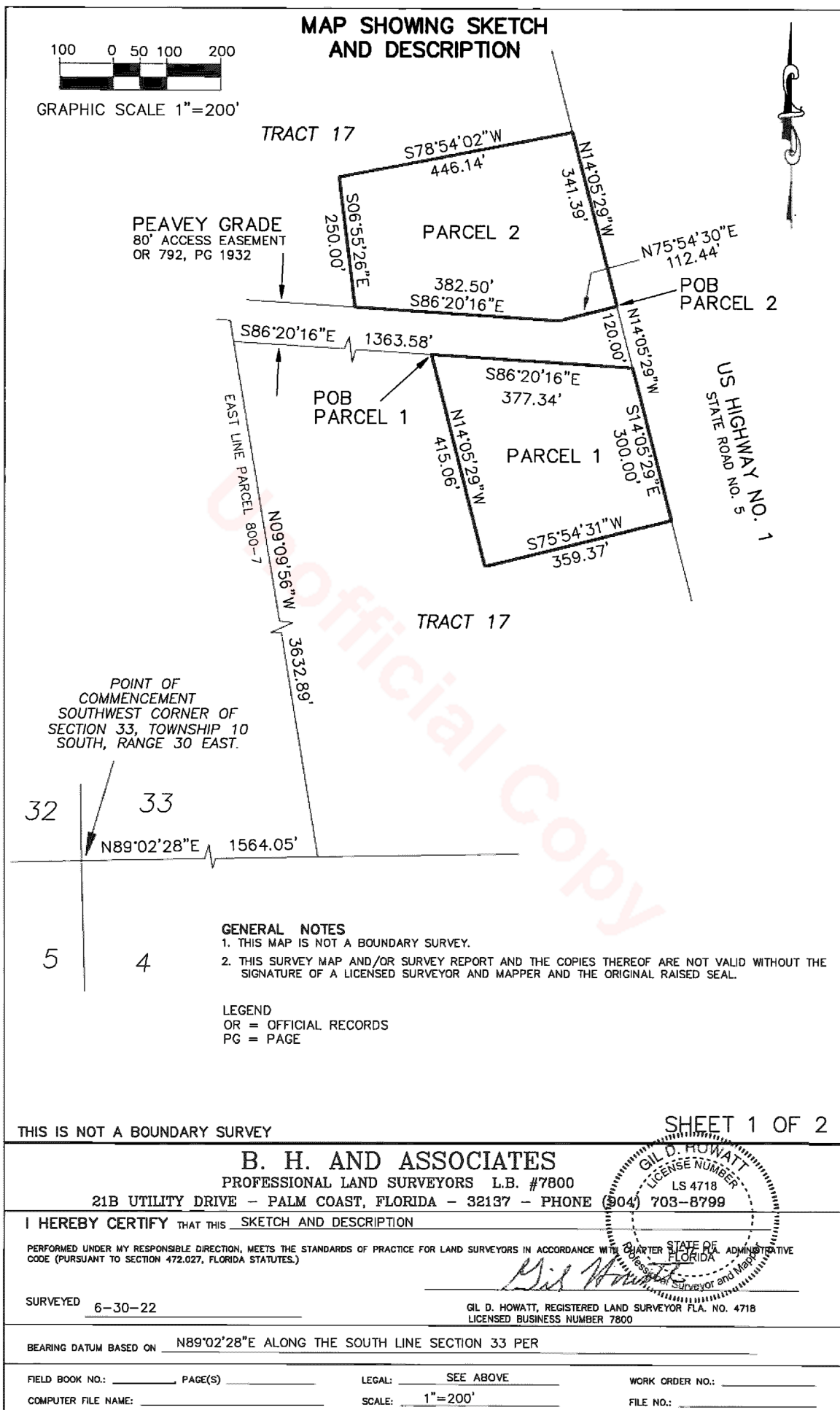


Exhibit "A"

The Real Property

(See Attached)

Unofficial Copy



MAP SHOWING SKETCH AND DESCRIPTION

PARCEL 1

PART OF TRACT 17 AS RECORDED IN OFFICIAL RECORDS BOOK 2408, PAGES 777-783, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING IN SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 33, THENCE N89°02'28"E ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 1564.05 FEET TO A POINT ON THE EAST LINE OF PARCEL 800-7 AS RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 1513, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF TRACT 17 AFORESAID; THENCE ALONG SAID EAST AND WEST LINE, N09°09'56"W A DISTANCE OF 3632.89 FEET TO A POINT ON THE SOUTH LINE OF PEAVEY GRADE, AN 80' ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 792, PAGE 1932, PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA; THENCE DEPARTING SAID EAST AND WEST LINES AND ALONG SAID SOUTH LINE OF PEAVEY GRADE S86°20'16"E A DISTANCE OF 1363.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE S86°20'16"E A DISTANCE OF 377.34 FEET TO A POINT ON THE WEST RIGHT OF WAY OF US HIGHWAY NO. 1; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID WEST LINE S14°05'29"E A DISTANCE OF 300.00 FEET; THENCE DEPARTING SAID WEST LINE S75°54'31"W A DISTANCE OF 359.37 FEET; THENCE N14°05'29"W A DISTANCE OF 415.06 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 128,486 SQUARE FEET AND/OR 2.95 ACRES MORE OR LESS

PARCEL 2

PART OF TRACT 17 AS RECORDED IN OFFICIAL RECORDS BOOK 2408, PAGES 777-783, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING IN SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 33, THENCE N89°02'28"E ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 1564.05 FEET TO A POINT ON THE EAST LINE OF PARCEL 800-7 AS RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 1513, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF TRACT 17 AFORESAID; THENCE ALONG SAID EAST AND WEST LINE, N09°09'56"W A DISTANCE OF 3632.89 FEET TO A POINT ON THE SOUTH LINE OF PEAVEY GRADE, AN 80' ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 792, PAGE 1932, PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA; THENCE DEPARTING SAID EAST AND WEST LINES AND ALONG SAID SOUTH LINE OF PEAVEY GRADE S86°20'16"E A DISTANCE OF 1363.58 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE S86°20'16"E A DISTANCE OF 377.34 FEET TO A POINT ON THE WEST RIGHT OF WAY OF US HIGHWAY NO. 1; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID WEST LINE N14°05'29"W A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N14°05'29"W A DISTANCE OF 341.39 FEET; THENCE DEPARTING SAID WEST LINE S78°54'02"E A DISTANCE OF 446.14 FEET; THENCE S06°55'26"E A DISTANCE OF 250.00 FEET TO A POINT ON THE NORTH LINE OF PEAVEY GRADE, AFORESAID; THENCE ALONG SAID NORTH LINE S86°20'16"E A DISTANCE OF 382.50 FEET; THENCE CONTINUE ALONG SAID NORTH LINE N75°54'30"E A DISTANCE OF 112.44 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 143,552 SQUARE FEET AND/OR 3.30 ACRES MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

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

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SURVEYED 6-30-22

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

BEARING DATUM BASED ON N89°02'28"E ALONG THE SOUTH LINE SECTION 33 PER

FIELD BOOK NO.: _____, PAGE(S) _____

LEGAL: SEE ABOVE

WORK ORDER NO.: _____

COMPUTER FILE NAME: _____

SCALE: 1"=200'

FILE NO.: _____