

PREPARED BY AND RETURN TO:
Michael D. Chiumento III, Esquire
Chiumento Law PLLC
145 City Place, Suite 301
Palm Coast, FL 32164

Property Appraisers Parcel
Identification Numbers
291231-0000-01010-0028:

THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF TITLE EXAMINATION

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 13th day of October, 2022, **BYRND OG PCP, LLC**, a Florida limited liability company, whose address is 145 City Place, Suite 303C, Palm Coast, FL 32164, 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.

Grantor:

BYRNDOG PCP, LLC, a Florida limited liability company

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

By: _____
Name: Jeffrey Douglas
Its: President

Witnessed by:

Witness Signature

Witness Name (print/type)

Witness Signature

Witness Name (print/type)

STATE OF FLORIDA
COUNTY OF Polk

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of Oct, 2022, by Jeffrey Douglas, the President of Douglas Property & Development, Inc., a Florida corporation, as Manager of BYRNDOG PCP, LLC, a Florida limited liability company, on behalf of the company. He either ☒ is personally known to me or ☐ has produced a _____ state driver's license as identification.



Notary Public Signature

Print Name: _____

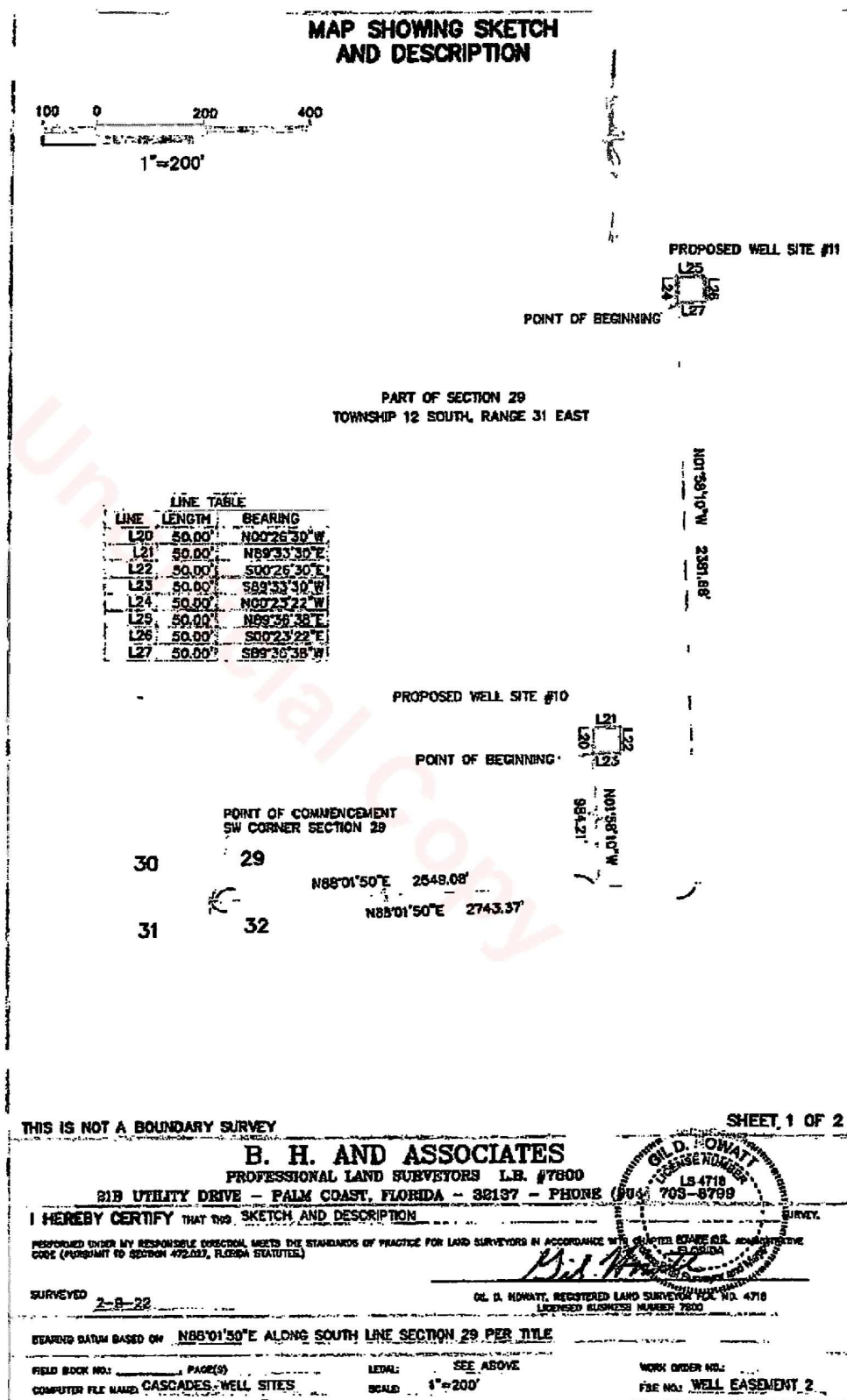
My Commission

Expires: _____

EXHIBIT "A"

SEE ATTACHED WELL-SITES

Unofficial Copy



MAP SHOWING SKETCH AND DESCRIPTION

WELL 10

A PART OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29, THENCE N88°01'50"E ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 2549.08 FEET; THENCE DEPARTING SAID SOUTH LINE N01°58'10"W A DISTANCE OF 884.21 FEET TO THE POINT OF BEGINNING; THENCE N00°26'30"W A DISTANCE OF 50.00 FEET; THENCE N89°33'30"E A DISTANCE OF 50.00 FEET; THENCE S00°26'30"E A DISTANCE OF 50.00 FEET; THENCE S89°33'30"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

WELL 11

A PART OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29, THENCE N88°01'50"E ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 2743.37 FEET; THENCE DEPARTING SAID SOUTH LINE N01°58'10"W A DISTANCE OF 2381.68 FEET TO THE POINT OF BEGINNING; THENCE N00°23'22"W A DISTANCE OF 50.00 FEET; THENCE N89°36'38"E A DISTANCE OF 50.00 FEET; THENCE S00°23'22"E A DISTANCE OF 50.00 FEET; THENCE S89°36'38"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

1. THIS MAP IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.

LEGEND

OR = OFFICIAL RECORDS BOOK
PG = PAGE
MB = MAP BOOK

THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

B. H. AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS L.B. #7800

218 UTILITY DRIVE - PALM COAST, FLORIDA - 32137 - PHONE (407) 703-8788

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 467, F.A.C. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES).

SURVEYED 2-9-22

GIL D. HOWATT, REGISTERED LAND SURVEYOR F.L.A. NO. 4718
LICENSED BUSINESS BEARER 3200

BEARING DATUM BASED ON N88°01'50"E ALONG SOUTH LINE SECTION 29 PER TITLE

FIELD BOOK NO. 1 PAGE 0

COMPUTER FILE NAME: CASCADES - WELL SITES

LEGAL: SEE ABOVE

SCALE: 1"=200'

WORK ORDER NO. 1

FILE NO. 1 WELL EASEMENT 2