

Prepared by:
Catherine D. Reischmann, Esq.
Garganese, Weiss, D'Agresta & Salzman, P.A.
111 N. Orange Ave., Suite 2000
Orlando, FL 32801

Return to: *\$162,862.50*
Coast Title
Attn: Becky Perry
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

Parcel No. 20-12-31-0650-000A0-0020
20-12-31-2950-00000-00C0

WARRANTY DEED

THIS WARRANTY DEED, is executed this *19th* day of *October*, 2022, by JTL GRAND LANDINGS DEVELOPMENT LLC, a Texas limited liability company, whose post office address is 16660 Dallas Parkway, Ste. 1600, Dallas, TX 75248 (hereinafter called the "Grantor"), to the CITY OF PALM COAST, FLORIDA, a Florida municipal corporation, whose post office address is 160 Lake Avenue, Palm Coast, FL 32164 (hereinafter called the "Grantee").

(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.

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, 2021.

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

WITNESSES:

[Signature]
(signature)

ERIC HANNAMAN
(print name)

[Signature]
(signature)

Mike West
(print name)

JTL GRAND LANDINGS LLC, a Texas limited liability company

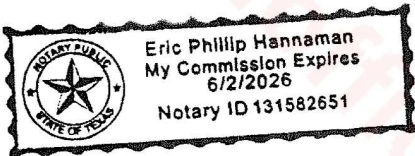
By: [Signature]
David M. West, Manager

Address: 16660 Dallas Parkway, Suite 1600,
Dallas, TX 75248

STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 18 day of OCTOBER, 2022, by David M. West, Manager of JTL GRAND LANDINGS DEVELOPMENT LLC, a Texas limited liability company (check one) ☒ who is personally known to me or ☐ who produced _____ as identification.

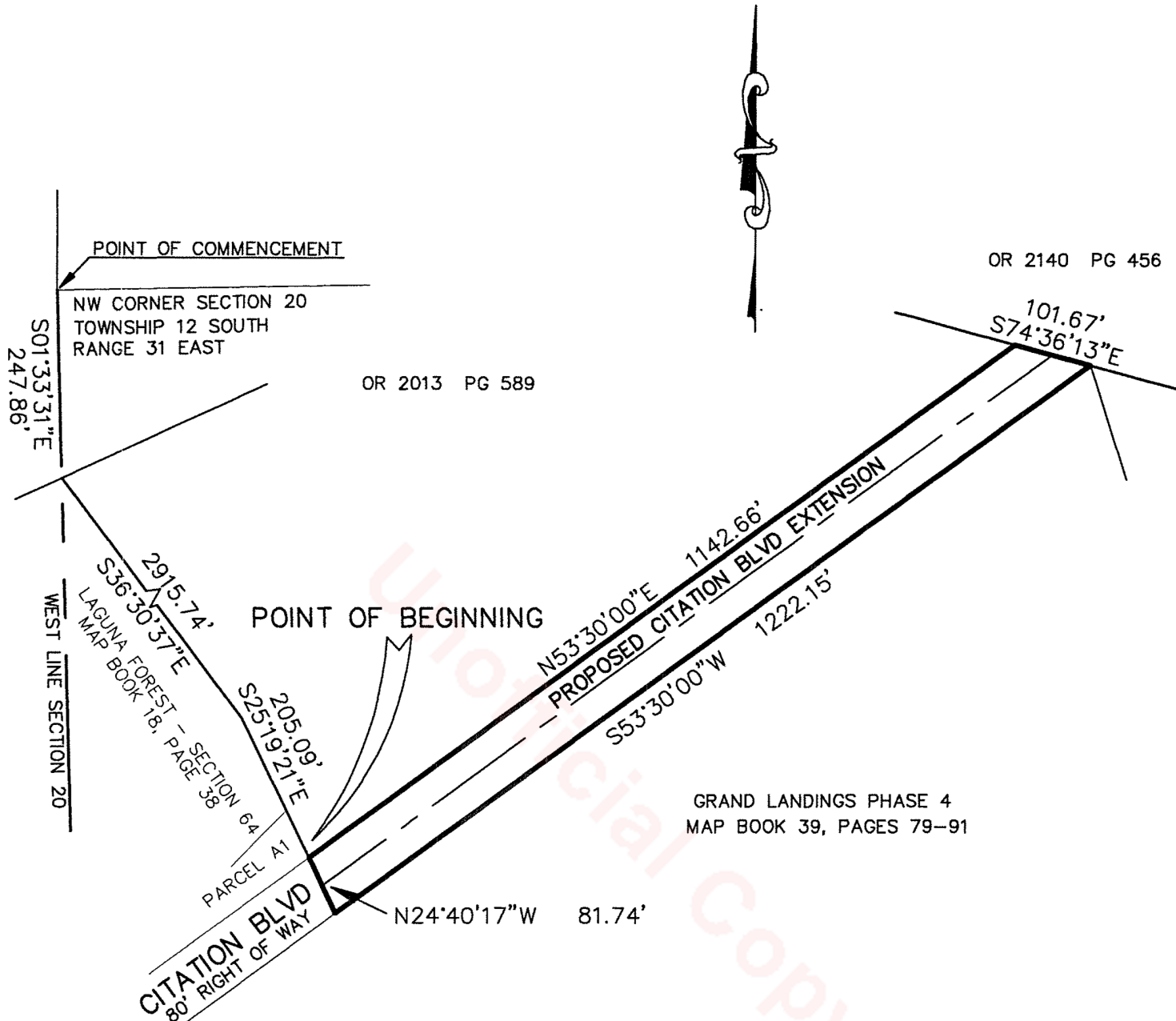


[Signature]
Notary Public
Print Name: _____
My Commission expires: _____

EXHIBIT "A"

Unofficial Copy

MAP SHOWING SKETCH
AND DESCRIPTION



LEGEND
OR=OFFICIAL RECORDS BOOK
PG=PAGE

GRAND LANDINGS PHASE 4
MAP BOOK 39, PAGES 79-91

CERTIFIED TO: JTL GRAND LANDINGS
CITY OF PALM COAST

CERTIFICATIONS ADDED 10-4-22
THIS IS NOT A BOUNDARY SURVEY

SHEET 1 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

SURVEY,

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SURVEYED 9-28-21

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

BEARING DATUM BASED ON S01°33'31"E ALONG THE WEST LINE OF SECTION 20

FIELD BOOK NO.: _____ PAGE(S) _____
COMPUTER FILE NAME: CITATION EXTENSION

LEGAL: SEE ABOVE
SCALE: 1"=200'

WORK ORDER NO.: _____
FILE NO.: _____

MAP SHOWING SKETCH
AND DESCRIPTION

PART OF SECTIONS 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCE AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, THENCE S01°33'31"E ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 247.86 FEET TO A POINT ON THE EAST LINE OF LAGUNA FOREST, SECTION 64, AS RECORDED IN MAP BOOK 18, PAGE 38, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S36°30'37"E ALONG SAID EAST LINE A DISTANCE OF 2915.74 FEET; THENCE S25°19'21"E CONTINUING ALONG SAID EAST LINE A DISTANCE OF 205.09 TO THE SOUTHEAST CORNER OF AFORESAID LAGUNA FOREST AND THE NORTH LINE OF CITATION BOULEVARD, AN 80' RIGHT OF WAY; THENCE N53°30'00"E ALONG THE EASTERLY EXTENSION OF SAID CITATION BOULEVARD A DISTANCE OF 1142.66 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 456, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S74°36'13"E ALONG SAID LINE A DISTANCE OF 101.67 FEET TO A POINT ON THE NORTHERLY LINE OF GRAND LANDINGS PHASE 4, AS RECORDED IN MAP BOOK 39, PAGES 79 THROUGH 91, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S53°30'00"W ALONG SAID LINE A DISTANCE OF 1222.15 FEET TO A POINT ON THE EAST LINE OF CITATION BOULEVARD, AFORESAID; THENCE N24°40'17"W ALONG SAID LINE A DISTANCE OF 81.74 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO: JTL GRAND LANDINGS
CITY OF PALM COAST

CERTIFICATIONS ADDED 10-4-22
THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

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