

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

Property Appraisers Parcel
Identification Numbers
191231-0650-000C0-0030:
201231-0650-000A0-0024:
291231-0000-01010-0029:
291231-0000-01010-0040:
301231-0000-01020-0010:

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 18 day of March, 2024, **JTL GRAND LANDINGS HOLDINGS LLC, a Texas Limited Liability Company**, whose mailing address is 16660 Dallas Parkway, Suite 1600, Dallas, TX 75248, hereinafter called the Grantor, to **JTL GRAND LANDINGS DEVELOPMENT LLC, a Texas Limited Liability Company**, whose mailing address is 16660 Dallas Parkway, Suite 1600, Dallas, TX 75248, 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 said Grantor, for and in consideration of the sum of Four Million and 00/100 (\$11,970,000.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Flagler County, Florida, to-wit:

See Exhibit "A" attached hereto

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

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO taxes for the year 2024 and subsequent years; Assessments or Owner Association, Covenants, Restrictions, Easements, Reservations and Limitations of Record, if any.

AND the Grantor hereby covenants with the Grantee that 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, and hereby warrants the title to said land and will defend the land 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.

Signed, sealed and delivered in the presence of:

Witness

Printed Name: ERIC HANNAMAN

PO Address: 16660 DALLAS PKWY #1600
DALLAS, TX 75248

Witness

Printed Name: Matt West

PO Address: 16660 Dallas Pkwy #1600
Dallas, TX 75248

State of Texas

County of DALLAS

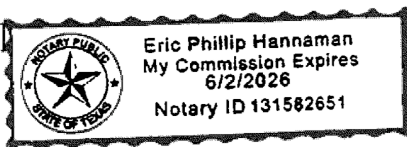
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 18 day of March, 2024 by David M. West, Manager of JTL GRAND LANDINGS HOLDINGS LLC who ☐ is personally known or ☐ has produced a driver's license as identification.

**JTL GRAND LANDINGS HOLDINGS
LLC, a Texas limited liability company**

By:

David M. West, Manager

[Seal]



Notary Public

Print Name: ERIC HANNAMAN

My Commission Expires: _____

EXHIBIT "A"

Part of Sections 19, 20, 29 and 30, Township 12 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Reserved Parcel A1, Laguna Forest, Section 64, Seminole Woods, as recorded in Map Book 18, Pages 36 through 43, Public Records of Flagler County, Florida, said point also being the intersection of the North Right of Way line of Citation Boulevard and the East Right of Way line of Laguna Forest Trail, thence S36°30'03"E along the southerly extension of the said East right of way line and the West line of said Reserved Parcel A1 a distance of 80.00 feet to a point of the South right of way line of Citation Boulevard aforesaid; thence S53°29'57"W along said South right of way a distance of 28.73 feet to the Northwest corner of those lands described in Official Records Book 2370, Page 523, Public Records of Flagler County, Florida, and the Point of Beginning; thence S53°29'57"W continuing along said right of way a distance of 1076.65 feet to the point of curvature of a curve concave Northwesterly, having a radius of 2860.00 feet, a central angle of 22°18'53", being subtended by a chord bearing of S64°43'14"W and a chord distance of 1106.84 feet; thence westerly along said curve to the right for an arc length of 1113.87 feet to the Northeast corner of those lands described in Official Records Book 641, Page 1051, Public Records of Flagler County, Florida; thence departing said right of way and along the East line of said lands S05°08'56"E a distance of 899.94 feet to the southeast corner of said lands; thence S84°57'19"W along the south line of said lands a distance of 479.57 feet to the Northeast corner of Lot 4, Citation Commerce Park, as recorded in Map Book 35, Pages 61 and 62, Public Records of Flagler County, Florida; thence departing said lands and along the East line of said Lot 4, S05°01'11"E a distance of 591.67 feet to the southeast corner thereof; thence along the South line of said Lot 4, N70°54'41"W a distance of 103.85 feet to a point of the East line of those lands described in Official Records Book 1371, Page 1876, Public Records of Flagler County, Florida; thence along said East line the following 4 bearings and distances, S06°38'21"E, a distance of 66.40 feet; S50°22'26"E a distance of 390.44 feet; S34°41'23"E a distance of 200.98 feet; S14°20'57"E a distance of 498.13 feet; thence N86°36'10"E continuing along said lands and along a northerly line of those lands described in Official Records Book 1887, Page 1476, Public Records of Flagler County, Florida, a distance of 1535.86 feet; thence N75°00'26"E continuing along said Northerly line a distance of 1393.40 feet to a point on a Westerly line of those lands described in Official Records Book 2370, Page 523, Public Records of Flagler County, Florida; thence Easterly along the prolongation of the previously described Northerly line, N75°00'26"E a distance of 1015.01 feet to a point on the Westerly line of those lands described in Official Records Book 2370, Page 523, aforesaid; thence along the said Westerly lines the following calls and distances, N19°01'56"W a distance of 278.67 feet; thence N42°18'09"W a distance of 401.72 feet; thence N30°24'29"W a distance of 50.00 feet to a point on a non tangent curve concave Northwesterly, having a radius of 375.00 feet, a central angle of 24°29'34", being subtended by a chord bearing of S71°50'18"W and a chord distance of 159.09 feet; thence Westerly along said curve to the right for an arc length of 160.30 feet; thence N36°13'54"W a distance of 403.20 feet; thence N14°49'44"E a distance of 234.68 feet; thence N38°16'50"W a distance of 2229.65 feet to the Point of Beginning.

Excepting therefrom those lands described in Official Records Book 253, Page 25, Official Records Book 2427, Page 654, Public Records of Flagler County, Florida.

Together with abandoned well site #8 per O.R. Book 253, Page 25, Public Records of Flagler County, Florida.

Excepting therefrom those lands described in Official Records Book 2696, Page 812, Public Records of Flagler County, Florida