

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

Property Appraisers Parcel
Identification Numbers
291231-0000-01010-0021;
321231-0650-000B0-0020;
301231-0000-01020-0040;

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 21st day of December, 2023, **BYRNDOG PCP, LLC, a Florida limited liability company**, whose mailing address is 145 City Place Suite 303C, Palm Coast, FL 32164, hereinafter called the Grantor, to **KL SEMINOLE TRACE LLC, a Florida limited liability company**, whose mailing address is 105 NE 1st Street, Delray Beach, FL 33444, 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 Ten and 00/100 Dollars \$10.00 and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, 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.

This conveyance is subject only to taxes for 2024 and subsequent years, not yet due and payable, and to those matters set forth on Exhibit "B" attached hereto ("Permitted Exceptions") and made a part hereof, however reference herein shall not reimpose same.

AND Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under 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:

BYRND OG PCP, LLC, a Florida limited liability
company

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


Witness Name: Kelly Devore
Witness Address: 145 City Pl. Ste 301
Palm Coast FL 32164

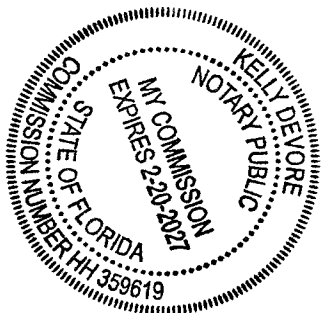
By: 
Jeffrey Douglas, President

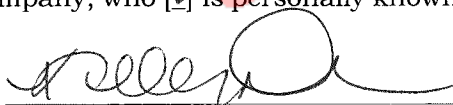

Witness Name: Caroline McNeil
Witness Address: 145 City Pl. Ste 301
Palm Coast FL 32164

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of December, 2023 by Jeffrey Douglas, President of BYRND OG PCP, LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission
Expires: _____

EXHIBIT "A"

CASCADES-SINGLE FAMILY WEST PHASE 1

PART OF GOVERNMENT SECTIONS 29, 30 AND 32, 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 NORTH $02^{\circ}56'18''$ WEST ALONG THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 278.18 FEET; THENCE SOUTH $72^{\circ}48'27''$ WEST, A DISTANCE OF 7.64 FEET TO THE POINT OF BEGINNING, THENCE NORTH $17^{\circ}11'33''$ WEST, A DISTANCE OF 200.00 FEET, THENCE SOUTH $72^{\circ}48'27''$ WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH $17^{\circ}11'33''$ WEST, A DISTANCE OF 288.37 FEET, THENCE NORTH $30^{\circ}45'57''$ EAST, A DISTANCE OF 156.00 FEET; THENCE NORTH $50^{\circ}34'11''$ EAST, A DISTANCE OF 436.26 FEET; THENCE NORTH $16^{\circ}53'57''$ WEST; A DISTANCE OF 207.43 FEET; THENCE NORTH $26^{\circ}57'36''$ WEST, A DISTANCE OF 468.07 FEET; THENCE NORTH $15^{\circ}17'20''$ WEST, A DISTANCE OF 724.55 FEET; THENCE NORTH $39^{\circ}35'09''$ WEST; A DISTANCE OF 330.89 FEET, THENCE NORTH $26^{\circ}47'41''$ WEST, A DISTANCE OF 266.83 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 945.00 FEET, AN ARC DISTANCE OF 204.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $11^{\circ}01'12''$ WEST, 203.83 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 545.00 FEET, AN ARC DISTANCE OF 77.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $00^{\circ}44'46''$ WEST, 77.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE THENCE NORTH $03^{\circ}20'13''$ EAST, A DISTANCE OF 504.26 FEET, THENCE NORTH $86^{\circ}33'58''$ EAST, A DISTANCE OF 276.06 FEET, THENCE SOUTH $09^{\circ}42'36''$ WEST, A DISTANCE OF 94.29 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY, THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE, EASTERLY, HAVING A RADIUS OF 22.67 FEET, AN ARC DISTANCE OF 38.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $33^{\circ}15'05''$ EAST, 34.08 FEET; TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE, NORTHERLY, HAVING A RADIUS OF 163.47 FEET, AN ARC DISTANCE OF 38.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $87^{\circ}45'39''$ WEST, 36.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $86^{\circ}33'58''$ EAST, A DISTANCE OF 36.39 FEET; THENCE SOUTH $03^{\circ}26'02''$ EAST, A DISTANCE OF 169.00 FEET; THENCE NORTH $86^{\circ}53'07''$ EAST, A DISTANCE OF 100.02 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 79.46 FEET, AN ARC DISTANCE OF 118.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $50^{\circ}33'24''$ EAST, 107.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $10^{\circ}57'01''$ EAST, A DISTANCE OF 355.49 FEET TO A POINT ON A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 91.03 FEET, AN ARC DISTANCE OF 25.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $18^{\circ}18'00''$ WEST, 25.65 FEET TO A NON-TANGENT POINT BEARING SOUTH $41^{\circ}59'33''$ EAST, A DISTANCE OF 46.73 FEET, THENCE NORTH $76^{\circ}57'21''$ EAST, A DISTANCE OF 111.15 FEET; THENCE NORTH $76^{\circ}39'46''$ EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH $13^{\circ}08'10''$ EAST, A DISTANCE OF 17.04 FEET; THENCE NORTH $68^{\circ}03'37''$ EAST, A DISTANCE OF 185.69 FEET; THENCE NORTH $76^{\circ}20'49''$ EAST, A DISTANCE OF 56.75 FEET; THENCE SOUTH $13^{\circ}40'24''$ EAST, A DISTANCE OF 13.56 FEET; THENCE TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 72.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $20^{\circ}08'06''$ WEST, 72.28 FEET, TO A NON-TANGENT POINT BEARING NORTH $61^{\circ}53'51''$ EAST, A DISTANCE OF 51.67 FEET TO A NON-TANGENT CURVE, LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 20.97 FEET, AN ARC DISTANCE OF 30.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $80^{\circ}18'33''$ WEST, 28.04 FEET, TO A NON-TANGENCY POINT; THENCE SOUTH $31^{\circ}43'36''$ EAST, A DISTANCE OF 50.42 FEET TO A NON-TANGENT CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE

ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.13 FEET, AN ARC DISTANCE OF 37.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°10'50" EAST, 33.81 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 76.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°13'19" WEST, 76.41 FEET, TO A NON-TANGENT POINT BEARING SOUTH 85°52'14", EAST, A DISTANCE OF 122.30 FEET; THENCE NORTH 06°18'16" WEST, A DISTANCE OF 16.16 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.22 FEET, AN ARC DISTANCE OF 67.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°56'07" EAST, 62.29 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 46.57 FEET, AN ARC DISTANCE OF 72.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°26'34" EAST, 65.18 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°53'10" EAST, A DISTANCE OF 66.69 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 724.36 FEET, AN ARC DISTANCE OF 34.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°53'25, EAST, 34.62 FEET; TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 502.26 FEET, AN ARC DISTANCE OF 146.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°18'43" WEST, 146.35 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 24°13'30" EAST, A DISTANCE OF 197.82 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 80.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°33'29" WEST, 73.29 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 436.55 FEET, AN ARC DISTANCE OF 93.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°30'50" EAST, 92.96 FEET, TO A NON-TANGENT POINT BEARING SOUTH 37°16'33" EAST, A DISTANCE OF 120.89 FEET; THENCE SOUTH 44°32'37" EAST, A DISTANCE OF 50.02 FEET; THENCE SOUTH 65°23'31" EAST, A DISTANCE OF 517.00 FEET; THENCE SOUTH 04°26'11" EAST, A DISTANCE OF 540.96 FEET, THENCE SOUTH 47°18'59" EAST, A DISTANCE OF 280.03 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 783.09 FEET, THENCE SOUTH 58°20'26" WEST, A DISTANCE OF 341.06 FEET; THENCE SOUTH 37°53'13" EAST, A DISTANCE OF 141.57 FEET, THENCE SOUTH 35°34'53" WEST, A DISTANCE OF 557.52 FEET; THENCE SOUTH 81°24'26" WEST, A DISTANCE OF 95.82 FEET; THENCE SOUTH 03°37'43" EAST, A DISTANCE OF 42.09 FEET; THENCE SOUTH 86°22'17" WEST, A DISTANCE OF 67.55 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 92.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°02'28" WEST, 86.91 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 42.00 FEET, AN ARC DISTANCE OF 37.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°40'32" WEST, A DISTANCE OF 36.52 FEET, TO A NON-TANGENT POINT BEARING SOUTH 76°54'14" WEST, A DISTANCE OF 70.06 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 44.49 FEET, AN ARC DISTANCE OF 28.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°06'56" WEST, 28.48 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 88.00 FEET, AN ARC DISTANCE OF 58.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°16'28" WEST, 57.49 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 09°12'34" WEST, A DISTANCE OF 76.34 FEET, THENCE NORTH 08°44'20" WEST, A DISTANCE OF 32.20 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 117.69 FEET, AN ARC DISTANCE OF 30.20 FEET, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF NORTH 05°05'05" EAST, 30.11 FEET, TO THE POINT OF TANGENCY OF

SAID CURVE; THENCE NORTH $14^{\circ}56'11''$ EAST, A DISTANCE OF 35.76 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY; ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE, EASTERLY, HAVING A RADIUS OF 22.19 FEET, AN ARC DISTANCE OF 8.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $20^{\circ}21'58''$ EAST, 8.63 FEET TO A NON-TANGENT POINT BEARING SOUTH $80^{\circ}14'31''$ WEST, A DISTANCE OF 110.59 FEET; THENCE NORTH $09^{\circ}12'34''$ WEST, A DISTANCE OF 75.57 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 355.00 FEET, AN ARC DISTANCE OF 204.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $25^{\circ}40'33''$ EAST, 201.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $42^{\circ}08'32''$ WEST, A DISTANCE OF 198.02 FEET; THENCE NORTH $42^{\circ}40'44''$ WEST, A DISTANCE OF 147.06 FEET; THENCE NORTH $39^{\circ}55'26''$ WEST, A DISTANCE OF 35.58 FEET; THENCE NORTH $42^{\circ}08'32''$ WEST, A DISTANCE OF 15.41 FEET; THENCE NORTH $40^{\circ}55'16''$ WEST, A DISTANCE OF 18.97 FEET, THENCE NORTH $37^{\circ}51'08''$ WEST, A DISTANCE OF 28.69 FEET; THENCE SOUTH $72^{\circ}48'27''$ WEST, A DISTANCE OF 105.21 FEET TO THE POINT OF BEGINNING.

Unofficial Copy

EXHIBIT "B" TO SPECIAL WARRANTY DEED

[PERMITTED EXCEPTIONS]

1. Development Agreement recorded in O.R. Book 1370, Page 833, Public Records of Flagler County, Florida.
2. Terms and conditions contained within the Agreement for Conveyance of Environmentally Sensitive Land recorded in O.R. Book 1371, Page 819 as affected by Partial Assignment of Reserved Rights recorded in O.R. Book 1375, Page 1344, Public Records of Flagler County, Florida.
3. Subject to automatic phosphate, metals, minerals and petroleum reservations by virtue of Sec. 270.11(1), F.S., under deed recorded in O.R. Book 2769, Page 755, Public Records of Flagler County, Florida.
4. Easement for road purposes to the City of Flagler Beach contained in Easement recorded in O.R. Book 253, Page 27, Public Records of Flagler County, Florida.
5. Drainage easement to Palm Coast Community Service Corporation recorded in O.R. Book 549, Page 991 and as affected by Assignment of Reserved Rights recorded in O.R. Book 602, Page 53 and O.R. Book 1329, Page 1285 and Partial Assignment of Reserved Rights recorded in O.R. Book 1375, Page 1340, Public Records of Flagler County, Florida.
6. Utility Agreement for Water and Wastewater Service recorded in O.R. Book 1576, Page 1451, Public Records of Flagler County, Florida, which includes terms, conditions, covenants and easement rights.
7. Well Site Relocation Agreement with the City of Flagler Beach recorded in O.R. Book 1654, Page 484, Public Records of Flagler County, Florida, which authorizes future relocation without joinder of owner.
8. Ordinance 2023-10 Annexation of The Cascades-Application No. 5108 recorded in O.R. Book 2806, Page 67, Instrument 2023036341, of the Public Records of Flagler County, Florida.
9. City of Palm Coast Ordinance No. 2023-15 to be recorded in the Public Records of Flagler County, Florida.
10. City of Palm Coast Ordinance No. 2023-16 to be recorded in the Public Records of Flagler County, Florida.
11. City of Palm Coast Development Order Approval Cascades at Grand Landings Subdivision Master Plan Tier 2 recorded in O.R. Book 2832, Page 1101, Public Records of Flagler County, Florida.
12. Easement Agreement between Byrndog PCP, LLC and KL Seminole Trace LLC to be recorded in the Public Records of Flagler County, Florida.
13. Assignment of Shared Amenity and Access Agreement to be recorded in the Public Records of Flagler County, Florida.