

This instrument Prepared By:

Thomas S. Hart, Esq.  
CobbCole  
Post Office Box 2491  
150 Magnolia Avenue  
Daytona Beach, FL 32115-2491

WARRANTY DEED  
(Statutory Form - 689.02, F.S.)

Property Appraisers Parcel  
Identification Numbers: 3812310000030400080; 3812315725000000010; 3812315725000000020;  
3812315725000000030; 3812315725000000040; 3812315725000000050; 3812315725000000060;  
3812315725000000070; 3812315725000000080; 3812315725000000090; 3812315725000000100;  
3812315725000000110; 3812315725000000120; 3812315725000000120; 3812315725000000130;  
3812315725000000140; 38123157250000000G0; 38123157250000000A0; 38123157250000000B0;  
38123157250000000C0; 38123157250000000D0; 38123157250000000E0; 38123157250000000F0

THIS INDENTURE, made this 15<sup>th</sup> day of October, 2009, between **Lighthouse Development Group, Inc.**, a Georgia corporation, **Old Kings Village, LLC**, a Florida limited liability company, and **Sweetbottom Plantation Homeowners Association, Inc.**, a Florida not-for-profit corporation, collectively the Grantor\*, whose address is 267 Old Moody Blvd, Palm Coast, Florida 32164, and **Flagler County**, a political subdivision of the State of Florida, Grantee\*, whose address is 1769 East Moody Blvd., Bunnell, FL 32110.

WITNESSETH, that grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid and other good and valuable considerations, the receipt and sufficiency of which 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:

As described in the attached **Exhibit "A"**, Legal Description, incorporated herein by reference;

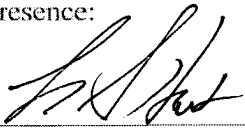
SUBJECT to Taxes for 2009 and subsequent years, and restrictions, easements and reservations of record.

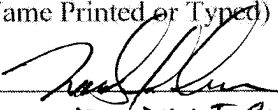
AND grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\* "Grantor" and "grantee" include the plural where the context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on the day and year first above written.

Signed, sealed, and delivered  
in our presence:

  
\_\_\_\_\_  
THOMAS S. HART  
(Name Printed or Typed)

  
\_\_\_\_\_  
TIMOTHY J. CINNER  
(Name Printed or Typed)

**LIGHTHOUSE DEVELOPMENT  
GROUP, INC.**, a Georgia corporation

By:   
\_\_\_\_\_  
Rich Smith, President

(Corporate Seal)

Address: 267 Old Moody Blvd  
Palm Coast, FL 32164


STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 2009,, by Rich Smith, as President of Lighthouse Development Group, Inc., a Georgia corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.



(Notary Seal)

NOTARY PUBLIC:

Sign:   
Print: Regina Gutierrez

State of Florida At Large

My Commission Expires: 07-30-2013

Title/Rank: \_\_\_\_\_

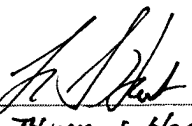
Commission Number: DD 912 458

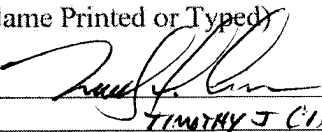
**OLD KINGS VILLAGE, LLC**, a Florida  
limited liability company

BY: Lighthouse Development Group, Inc.  
Managing Member

By:   
\_\_\_\_\_  
Rich Smith, President

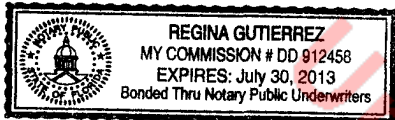
Address: 267 Old Moody Blvd  
Palm Coast, FL 32164

  
\_\_\_\_\_  
THOMAS S. HART  
(Name Printed or Typed)

  
\_\_\_\_\_  
TIMOTHY J. CINNER  
(Name Printed or Typed)

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 2009, by Rich Smith, President of Lighthouse Development Group, Inc., Managing Member of Old Kings Village, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.



(Notary Seal)

NOTARY PUBLIC:

Sign: Regina Gutierrez  
Print: Regina Gutierrez  
State of Florida At Large  
My Commission Expires: 07-30-2013  
Title/Rank: \_\_\_\_\_  
Commission Number: DD 912458

Thomas S Hart  
THOMAS S HART  
(Name Printed or Typed)

Timothy J. Conner  
TIMOTHY J. CONNER  
(Name Printed or Typed)

**SWEETBOTTOM PLANTATION  
HOMEOWNERS ASSOCIATION, INC.,**  
a Florida not-for-profit corporation

By: Rich Smith President

(Corporate Seal)

Address: 267 Old Moody Blvd  
Palm Coast, FL 32164



## EXHIBIT "A"

## LEGAL DESCRIPTION

ALL OF THAT PROPERTY PLATTED AND KNOWN AS A SUBDIVISION PLAT OF SWEETBOTTOM PLANTATION BEING RECORD AT MAP BOOK 36, PAGES 94 THROUGH 97, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND FORMERLY DESCRIBED AS FOLLOWS;

A PARCEL OF LAND BEING PART OF BULOW GRANT, LOT 3, LOCATED IN GOVERNMENT SECTION 38, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

AS A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF JOHN ANDERSON HIGHWAY (A 100 FOOT RIGHT-OF-WAY) AND THE NORTHEAST CORNER OF BULOW GRANT, LOT 3, ALSO BEING THE NORTHEAST CORNER OF THE FLAGLER BEACH POLO CLUB SUBDIVISION AS RECORDED IN MAP BOOK 34, PAGES 37-40, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF JOHN ANDERSON HIGHWAY AND RUN SOUTH 69°19'01" WEST, ALONG THE NORTHERLY LINE OF SAID BULOW GRANT, LOT 3, AND THE NORTHERLY LINE OF SAID FLAGLER BEACH POLO CLUB SUBDIVISION FOR A DISTANCE OF 1548.34 FEET TO A POINT ON THE WESTERLY LINE OF SAID FLAGLER BEACH POLO CLUB SUBDIVISION, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID NORTHERLY LINE OF THE FLAGLER BEACH POLO CLUB SUBDIVISION AND RUN SOUTH 11°03'34" EAST, ALONG SAID WESTERLY LINE OF THE FLAGLER BEACH POLO CLUB SUBDIVISION FOR A DISTANCE OF 572.17 FEET; THENCE SOUTH 13°04'08" EAST FOR A DISTANCE OF 191.43 FEET; THENCE SOUTH 38°51'11" WEST FOR A DISTANCE OF 51.67 FEET; THENCE SOUTH 14°37'02" WEST FOR A DISTANCE OF 69.09 FEET; THENCE SOUTH 27°32'26" EAST FOR A DISTANCE OF 160.01 FEET; THENCE SOUTH 45°34'04" EAST FOR A DISTANCE OF 21.23 FEET TO THE NORTHEAST CORNER OF THE FLAGLER BEACH POLO CLUB WEST SUBDIVISION AS RECORDED IN MAP BOOK 35, PAGES 23-29, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY OF SAID FLAGLER BEACH POLO CLUB SUBDIVISION AND RUN SOUTH 67°54'48" WEST, ALONG THE NORTHERLY LINE OF SAID FLAGLER BEACH POLO CLUB WEST SUBDIVISION FOR A DISTANCE OF 1161.84 FEET; THENCE SOUTH 33°35'28" WEST FOR A DISTANCE OF 158.48 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 293.43 FEET, A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 21°00'55", A CHORD BEARING OF NORTH 39°27'32" WEST AND A CHORD DISTANCE OF 291.79 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 61°02'55" WEST FOR A DISTANCE OF 184.88 FEET; THENCE NORTH 60°09'54" WEST FOR A DISTANCE OF 111.29 FEET; THENCE SOUTH 69°19'01" WEST FOR A DISTANCE OF 822.94 FEET; THENCE NORTH 25°02'08" WEST OF A DISTANCE OF 200.58 FEET; THENCE NORTH 16°51'01" WEST FOR A DISTANCE OF 205.18 FEET; THENCE SOUTH 43°25'04" WEST FOR A DISTANCE OF 132.91 FEET; THENCE SOUTH 50°09'00" WEST FOR A DISTANCE OF 210.01 FEET; THENCE SOUTH 53°31'17" WEST FOR A DISTANCE OF 206.48 FEET; THENCE SOUTH 56°44'17" WEST FOR A DISTANCE OF 203.73 FEET; THENCE SOUTH 59°57'33" WEST FOR A DISTANCE 202.08 FEET; THENCE SOUTH 65°25'20" WEST FOR A DISTANCE OF 200.41 FEET; THENCE SOUTH 67°38'15" WEST FOR A DISTANCE OF 199.78 FEET; THENCE SOUTH 60°19'14" WEST FOR A DISTANCE OF 202.14 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF SAID FLAGLER BEACH POLO CLUB WEST SUBDIVISION AND RUN NORTH 21°06'54" WEST FOR A DISTANCE OF 706.81 FEET TO A POINT ON THE SOUTHERLY LINE OF BULOW GRANT, LOT 2, AS RECORDED IN DEED BOOK 26, PAGES 558-569, IN THE OFFICIAL RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE RUN NORTH 69°19'01" EAST, ALONG SAID SOUTHERLY LINE OF BULOW GRANT, LOT 2, FOR A DISTANCE OF 4159.17 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.



## PARCEL "A"

TOGETHER WITH APPROXIMATELY 21 ACRES LOCATED IN SECTION 38, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA AND GENERALLY LYING SOUTH OF THE SOUTH LINE OF LOT 2, BULOW GRANT AND EAST OF LOTS 25 THROUGH 34, LYING WEST OF LOT 17, FLAGLER BEACH POLO CLUB WEST AS RECORDED IN MAP BOOK 35, PAGES 23 THROUGH 29, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.  
BEING MORE APPROPRIATELY DESCRIBED AS FOLLOWS;

A PARCEL OF LAND BEING PART OF BULOW GRANT, LOT 3, LOCATED IN GOVERNMENT SECTION 38, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

AS A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF JOHN ANDERSON HIGHWAY (A 100 FOOT RIGHT-OF-WAY) AND THE NORTHEAST CORNER OF BULOW GRANT, LOT 3, ALSO BEING THE NORTHEAST CORNER OF THE FLAGLER BEACH POLO CLUB SUBDIVISION AS RECORDED IN MAP BOOK 34, PAGES 37-40, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF JOHN ANDERSON HIGHWAY AND RUN SOUTH 69°19'01" WEST, ALONG THE NORTHERLY LINE OF SAID BULOW GRANT, LOT 3, THE NORTHERLY LINE OF SAID FLAGLER BEACH POLO CLUB SUBDIVISION AND THE NORTHERLY LINE OF SWEETBOTTOM PLANTATION SUBDIVISION AS RECORDED IN MAP BOOK 36, PAGES 94 THROUGH 97, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, FOR A DISTANCE OF 5707.51 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SWEETBOTTOM PLANTATION SUBDIVISION; THENCE DEPARTING SAID NORTHERLY LINE OF SWEETBOTTOM PLANTATION SUBDIVISION AND RUN SOUTH 21°06'54" EAST, ALONG THE WESTERLY LINE OF SAID SWEETBOTTOM PLANTATION SUBDIVISION FOR A DISTANCE OF 706.81 FEET TO THE SOUTHWEST CORNER OF SAID SWEETBOTTOM PLANTATION SUBDIVISION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 17 OF FLAGLER BEACH POLO CLUB WEST AS RECORDED IN MAP BOOK 35, PAGES 23 THROUGH 29, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH 30°36'26" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 17 FOR A DISTANCE OF 250.98 FEET; THENCE SOUTH 22°05'12" EAST, ALONG THE WESTERLY LINE OF SAID LOT 17 OF SAID FLAGLER BEACH POLO CLUB WEST SUBDIVISION FOR A DISTANCE OF 1053.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17, SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT-OF-WAY OF STEEPLECHASE TRAIL (A 60 FOOT RIGHT-OF-WAY); THENCE SOUTH 23°42'39" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 105.19 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY; THENCE SOUTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 192.87 FEET, A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 44°12'07", A CHORD BEARING OF SOUTH 45°48'43" WEST AND A CHORD DISTANCE OF 188.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 67°54'48" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID STEEPLECHASE TRAIL FOR A DISTANCE OF 96.16 FEET TO THE SOUTHEAST CORNER OF LOT 25 OF SAID FLAGLER BEACH POLO CLUB WEST SUBDIVISION; THENCE NORTH 20°40'59" WEST, DEPARTING FROM SAID NORTHERLY RIGHT-OF-WAY OF STEEPLECHASE TRAIL AND ALONG THE EASTERLY LINE OF LOTS 25 THROUGH 34 OF SAID FLAGLER BEACH POLO CLUB WEST SUBDIVISION FOR A DISTANCE OF 1950.59 FEET TO THE NORTHEAST CORNER OF LOT 34 OF SAID FLAGLER BEACH POLO CLUB WEST SUBDIVISION; THENCE SOUTH 67°54'48" WEST, ALONG THE NORTHERLY LINE OF LOT 34 AND THE NORTHERLY LINE OF FLAGLER BEACH POLO CLUB WEST SUBDIVISION FOR A DISTANCE OF 803.85 FEET; THENCE NORTH 20°40'59" WEST, DEPARTING SAID NORTHERLY LINE OF LOT 34 AND THE NORTHERLY LINE OF FLAGLER BEACH POLO CLUB WEST SUBDIVISION FOR A DISTANCE OF 138.77 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHERLY LINE OF BULOW GRANT, LOT 3; THENCE NORTH 69°19'01" EAST, ALONG SAID NORTHERLY LINE OF BULOW GRANT, LOT 3 FOR A DISTANCE OF 1310.55 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.