

PREPARED BY AND RETURN TO:  
Michael D. Chiumento, Esquire  
**Chiumento Selis Dwyer, P.L.**  
145 City Place, Suite 301  
Palm Coast, Florida 32164  
Attn: Kelly DeVore

Property Appraisers Parcel  
Identification Numbers  
**021231-0000-01010-0120**  
**111231-0650-000B0-0091**  
**021231-0000-01010-0110**  
**021231-0000-01010-0130**  
**021231-4938-00000-0070**  
**021231-4938-00000-0080**  
**021231-4938-00000-0090**  
**021231-4938-00000-0100**

## **WARRANTY DEED**

**THIS INDENTURE**, Made this 11<sup>th</sup> day of October, 2017, **Florida Landmark Communities, LLC, a Florida limited liability company**, formerly known as *Florida Landmark Communities, Inc., a Florida corporation, formerly known as Lehigh Corporation, Successor by Merger to Palm Coast Holdings, Inc.*, whose mailing address is 30 W. Superior Street, Duluth, MN 55802, hereinafter called the Grantor, to **Sunbelt Holdings Colbert Lane, LLC, a Nevada limited liability company**, whose mailing address is 3129 Springbank Lane, Suite 200, Charlotte, NC 28226, 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 Hundred Twenty-Five Thousand and 00/100 Dollars \$425,000.00 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 attached Exhibit "A"

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

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

SUBJECT TO taxes for the year 2017 and subsequent years; Assessments or Owner Association, Covenants, Restrictions, Easements, Reservations and Limitations of Record, if any.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that 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, 2016.

**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:

Carla Spikberg  
Witness Name: Carla Spikberg

Nichole Darley  
Witness Name: Nichole Darley

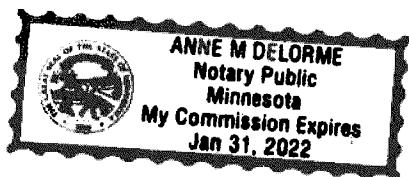
Florida Landmark Communities, LLC, a Florida  
limited liability company

By: Patrick L. Cutshall  
Patrick L. Cutshall, Manager/Chief Financial  
Officer

State of Minnesota  
County of St. Louis

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of October, 2017 by Patrick L. Cutshall, Manager/Chief Financial Officer of Florida Landmark Communities, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

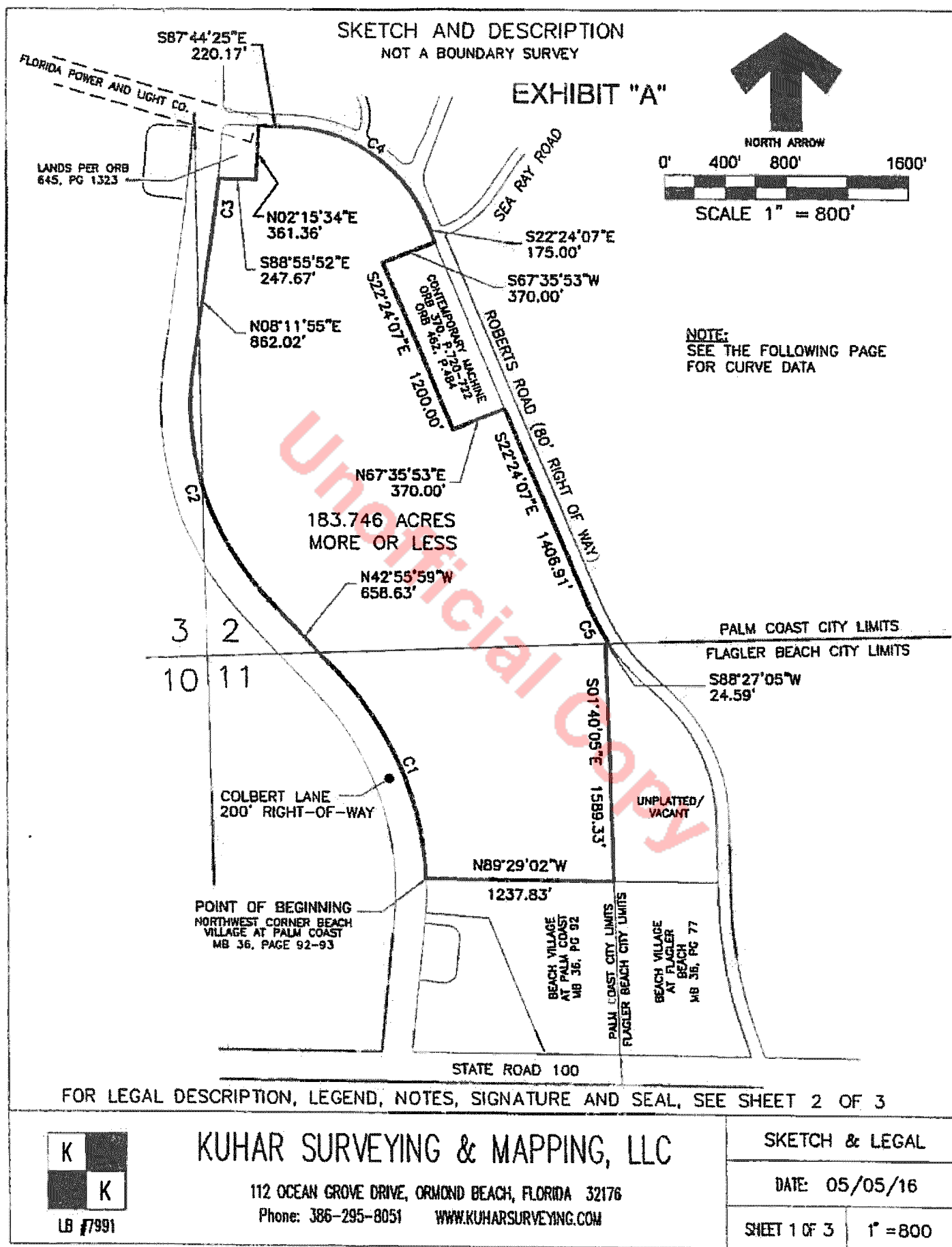
[Notary Seal]



Anne M. DeLorme  
Notary Public

Printed Name: Anne M. DeLorme

My Commission  
Expires: \_\_\_\_\_



# SKETCH AND DESCRIPTION

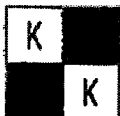
## NOT A BOUNDARY SURVEY

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN GOVERNMENT SECTIONS 2, 3 AND 11, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF BEACH VILLAGE AT PALM COAST PER MAP BOOK 36, PAGES 92-93, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COLBERT LANE (A 200-FOOT RIGHT-OF-WAY);

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 1515.92 FEET, A RADIUS OF 2110.00 FEET, A CENTRAL ANGLE OF 41°09'50", A CHORD BEARING OF N22°21'04"W, AND A CHORD DISTANCE OF 1483.52 FEET TO A POINT OF TANGENCY; 2) THENCE N42°55'59"W FOR A DISTANCE OF 658.63 FEET TO A POINT OF CURVATURE; 3) THENCE ALONG SAID CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 1704.51 FEET, A RADIUS OF 1910.00 FEET, A CENTRAL ANGLE OF 51°07'54", A CHORD BEARING OF N17°22'02"W AND A CHORD DISTANCE OF 1648.51 FEET TO A POINT OF TANGENCY; 4) THENCE N08°11'55"E FOR A DISTANCE OF 862.02 FEET TO A POINT OF CURVATURE; 5) THENCE ALONG SAID CURVE TO THE LEFT HAVING AN ARC LENGTH OF 394.96 FEET, A RADIUS OF 7734.00 FEET, A CENTRAL ANGLE OF 02°55'34", A CHORD BEARING OF N06°44'08"E AND A CHORD DISTANCE OF 394.92 FEET TO THE SOUTHERLY LINE OF LANDS PER OFFICIAL RECORDS BOOK 645, PAGE 1323, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG SAID SOUTHERLY LINE S88°55'52"E FOR A DISTANCE OF 247.67 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY LINE ALONG SAID EASTERLY LINE N02°15'34"E FOR A DISTANCE OF 361.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ROBERTS ROAD (AN 80-FOOT RIGHT-OF-WAY); THENCE DEPARTING SAID EASTERLY LINE ALONG SAID RIGHT-OF-WAY LINE S87°44'25"E FOR A DISTANCE OF 220.17 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC LENGTH OF 1120.99 FEET, HAVING A RADIUS OF 983.00 FEET, A CENTRAL ANGLE OF 65°20'18", A CHORD BEARING OF S55°04'16"E AND A CHORD DISTANCE OF 1061.22 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S22°24'07"E FOR A DISTANCE OF 175.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S67°35'53"W FOR A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID LINE S22°24'07"E FOR A DISTANCE OF 1200.00 FEET; THENCE N67°35'53"E FOR A DISTANCE OF 370.00 FEET TO SAID RIGHT-OF-WAY LINE OF ROBERTS ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE S22°24'07"E FOR A DISTANCE OF 1406.91 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING AN ARC LENGTH OF 298.27 FEET, A RADIUS OF 1539.73 FEET, A CENTRAL ANGLE OF 11°05'57", A CHORD BEARING OF S27°57'05"E, AND A CHORD DISTANCE OF 297.80 FEET TO THE NORTHERLY LINE OF SAID GOVERNMENT SECTION 11 SAME BEING THE CITY LIMIT LINE BETWEEN PALM COAST AND FLAGLER BEACH; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG SAID NORTHERLY SECTION LINE AND SAID CITY LIMIT LINE S88°27'05"W FOR A DISTANCE OF 24.59 FEET; THENCE DEPARTING SAID SECTION LINE CONTINUING ALONG SAID CITY LIMIT LINE S01°40'05"E FOR A DISTANCE OF 1589.33 FEET TO THE NORTHERLY LINE OF SAID BEACH VILLAGE AT PALM COAST; THENCE N89°29'02"W FOR A DISTANCE OF 1237.83 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 8003958.4 SQUARE FEET, OR 183.746 ACRES, MORE OR LESS.



LB 17991

## KUHAR SURVEYING & MAPPING, LLC

112 OCEAN GROVE DRIVE, GERMONT BEACH, FLORIDA 32176

Phone: 386-295-8051 WWW.KUHARSURVEYING.COM

SKETCH & LEGAL

DATE 05/05/16

SHEET 2 OF 3

1" = N/A

# SKETCH AND DESCRIPTION

## NOT A BOUNDARY SURVEY

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2110.00'	1515.92'	1483.52'	N22°21'04"W	41°09'50"
C2	1910.00'	1704.51'	1648.51'	N17°22'02"W	51°07'54"
C3	7734.00'	394.96'	394.92'	N06°44'08"E	2°55'34"
C4	983.00'	1120.99'	1061.22'	S55°04'16"E	65°20'18"
C5	1539.73'	298.27'	297.80'	S27°57'05"E	11°05'57"

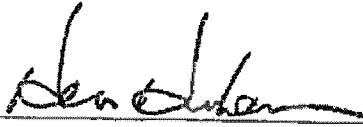
### SURVEYOR'S NOTES

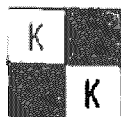
1. BEARINGS BASED ON THE PLAT OF BEACH VILLAGE AT PALM COAST, PER MAP BOOK 36, PAGE 92, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, WITH THE NORTH LINE OF SAID PLAT BEING N89°29'02"W.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR OTHER MATTERS NOT SHOWN ON THIS SKETCH WHICH MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER, UNLESS THE DOCUMENT IS A DIGITAL FILE AND HAS BEEN ELECTRONICALLY SIGNED.

### LEGEND/ABBREVIATIONS

C=CURVE  
 D=DELTA  
 R=RADIUS  
 L=LENGTH  
 CH=CHORD  
 CB=CHORD BEARING  
 PC=POINT OF CURVE  
 PT=POINT OF TANGENCY  
 PI=POINT OF INTERSECTION  
 M.B.=MAP BOOK  
 P.B.=PLAT BOOK  
 PG.=PAGE  
 O.R.B.=OFFICIAL RECORD BOOK  
 S.F.=SQUARE FEET  
 AC.=ACRES  
 R/W=RIGHT-OF-WAY  
 CL=CENTER LINE  
 POB=POINT OF BEGINNING  
 POC=POINT OF COMMENCEMENT  
 PCP=PERMANENT CONTROL POINT  
 SECT.=SECTION  
 RNG.=RANGE  
 TWP.=TOWNSHIP  
 I.D.=IDENTIFICATION  
 CONC=CONCRETE  
 (R)=RECORD  
 (F)=FIELD MEASURED  
 (NR)=NON-RADIAL  
 (RAD)=RADIAL

I HEREBY CERTIFY THAT THIS SKETCH MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER 5J-17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE.

  
 KENNETH J. KUHAR  
 FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105



LB 7991

## KUHAR SURVEYING & MAPPING, LLC

112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176

Phone: 386-295-8051 [WWW.KUHARSURVEYING.COM](http://WWW.KUHARSURVEYING.COM)

SKETCH & LEGAL

DATE: 05/05/16

SHEET 3 OF 3

1" = N/A