

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

Property Appraisers Parcel  
Identification Numbers  
\_271030-0000-01010-0000  
281030-0000-01010-0000  
281030-4290-00000-0010  
281030-4290-00000-0020  
281030-4290-00000-0030  
281030-4290-00000-00B0  
281030-4290-00000-00C0  
281030-4290-00000-00E0  
281030-4290-00000-0140  
331030-0000-01030-00A0  
331030-0000-01030-00B2  
041130-0000-01010-00B3  
341030-0000-01010-0000

## **WARRANTY DEED**

**THIS INDENTURE**, Made this 18<sup>th</sup> day of December, 2019, **Palm Coast Land, LLC, a Florida limited liability company**, whose mailing address is 30 W. Superior Street, Duluth, MN 55802, hereinafter called the Grantor, to **BYRNDOG PCP, LLC, a Florida limited liability company**, whose mailing address is 180 Brookhaven Court S., Palm Coast, FL 32164, 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 Three Million Four Hundred Fifty Thousand and 00/100 Dollars \$3,450,000.00 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 anywise appertaining.

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

SUBJECT TO taxes for the year 2020 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, 2019.

**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:

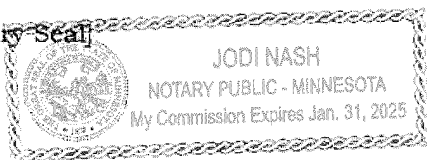
Carla Spikberg  
Witness Name: Carla Spikberg  
Jake Miller  
Witness Name: Jake Miller

Palm Coast Land, LLC, a Florida limited liability company  
By: Patrick L. Cutshall  
Patrick L. Cutshall, Manager/Chief Financial Officer

State of Minnesota  
County of Louis

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2019 by Patrick L. Cutshall, Manager/Chief Financial Officer of Palm Coast Land, 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]



Jodi Nash  
Notary Public

Printed Name: Jodi Nash

My Commission  
Expires: 1/31/2025

**EXHIBIT "A"****PARCEL 1:**

Lots 1, 2, 3 and 14 and Tracts B, C and E, Palm Coast Park, Tracts 18 and 20, according to the map or plat thereof as recorded in Plat Book 37, Page 32, Public Records of Flagler County, Florida.

**PARCEL 2:**

Tract 15

A parcel of land lying West of U.S. Highway No. 1 (State Road 5) in Government Section 33, Township 10 South, Range 30 East and in Government Section 4, Township 11 South, Range 30 East, being a portion of Parcel 901, recorded in Official Records Book 792, Page 1902, of the Public Records of and lying within Flagler County, Florida, being more particularly described as follows:

A point of reference being the Northeast corner of Section 4, Township 11 South, Range 30 East, thence South 89 degrees 24 minutes 09 seconds West along the North line of Section 4 a distance of 1650.24 feet to a point on the Westerly Right of Way line of U.S. Highway No. 1 (State Road 5) said point being the Point of Beginning of this description; thence South 89 degrees 24 minutes 09 seconds West along the North line of Section 4 a distance of 51.42 feet, thence departing said North line of Section 4 run South 14 degrees 05 minutes 29 seconds East along the Westerly Right of Way line of U.S. Highway No. 1 a distance of 1857.38 feet to a point of curvature; thence South 884.87 feet along the arc of a curve to the left (concave Easterly), having a central angle of 08 degrees 41 minutes 49 seconds, a radius of 5829.65 feet, a chord bearing of South 18 degrees 26 minutes 24 seconds East and a chord distance of 884.02 feet to a point of tangency, thence South 22 degrees 47 minutes 18 seconds East a distance of 243.36 feet, thence departing U.S. Highway No. 1, run North 73 degrees 52 minutes 06 seconds West a distance of 1039.50 feet, thence South 50 degrees 52 minutes 58 seconds West a distance of 705.57 feet, thence North 14 degrees 58 minutes 28 seconds West a distance of 1502.07 feet, thence South 53 degrees 13 minutes 41 seconds West a distance of 610.00 feet, thence North 18 degrees 44 minutes 48 seconds West a distance of 404.69 feet to the Southeast corner of parcel 800-7, recorded in Official Records Book 586. Page 1513, and Official Records Book 553 Page 1539, of the Public Records of Flagler County, Florida, thence North 09 degrees 09 minutes 56 seconds West along the Easterly line of Parcel 800-7 a distance of 1714.13 feet, thence departing Parcel 800-7 run North 81 degrees 38 minutes 25 seconds East a distance of 1040.20 feet, thence North 16 degrees 27 minutes 03 seconds East a distance of 335.80 feet, thence North 08 degrees 21 minutes 44 seconds West a distance of 1205.13 feet, thence North 85 degrees 14 minutes 11 seconds East a distance of 421.04 feet, thence South 11 degrees 3 minutes 36 seconds East a distance of 235.55 feet, thence South 62 degrees 31 minutes 54 seconds East a distance of 299.79 feet to a point on the Westerly Right of Way line of U.S. Highway 1, thence South 14 degrees 05 minutes 29 seconds East along the Westerly Right of Way line of U.S. Highway No. 1 a distance of 1517.17 feet to the Point of Beginning.

and

**Tract 17**

A parcel of land lying West of U.S. Highway No. 1 in Government Section 33, Township 10 South, Range 30 East, being a portion of Parcel 901 recorded in Official Records Book 792, Pages 1902 through 1917, of the Public Records of and lying within Flagler County, Florida, being particularly described as follows:

A point of reference being the Southwest corner of Section 33, Township 10 South, Range 30 East, thence North 89 degrees 02 minutes 28 seconds East along the South line of Section 33 a distance of 692.72 feet to a point of the Easterly boundary line of the Florida East Coast Railway Company's Railroad Right of Way (150 feet R/W), thence continue North 89 degrees 02 minutes 28 seconds East along the South line of Section 33 a distance of 871.33 feet, thence departing said South line of Section 33 run North 09 degrees 09 minutes 56 seconds West a distance of 170.12 feet to the Point of Beginning of the description, thence North 09 degrees 09 minutes 56 seconds West along the Easterly boundary of Parcel 800-7 recorded Official Records Book 586 Page 1513, of the Public Records of Flagler County, Florida, a distance of 3503.79 feet to the Northeast corner of said Parcel 800-7, thence North 86 degrees 20 minutes 16 seconds West a distance of 884.48 feet to a point on the Easterly boundary line of the Florida East Coast Railway Company's Railroad Right of Way, (150 feet R/W) thence North 09 degrees 09 minutes 56 seconds West along said Right of Way line a distance of 51.28 feet, thence departing said Right of Way South 86 degrees 20 minutes 16 seconds East along the Southerly boundary line of lands recorded in Official Records Book 1311 Page 256 and City of Palm Coast Lands recorded in Official Records Book 1311 Page 307, of the Public Records of Flagler County, Florida, a distance of 1327.13 feet, thence North 03 degrees 39 minutes 44 seconds East along the East line of said city lands a distance of 748.33 feet, thence departing said city land run South 86 degrees 20 minutes 16 seconds East a distance of 322.65 feet, thence North 02 degrees 40 minutes 13 seconds West a distance of 141.34 feet, thence North 89 degrees 08 minutes 52 seconds East a distance of 631.84 feet to a point on the Westerly Right of Way line of U.S. Highway No. 1, thence South 14 degrees 05 minutes 29 seconds East along said Right of Way a distance of 9.84 feet, thence North 89 degrees 01 minutes 24 seconds East a distance of 51.34 feet, thence South 14 degrees 05 minutes 29 seconds East along said Westerly Right of Way line of U.S. Highway No. 1 a distance of 3111.64 feet, thence departing U.S. Highway No. 1 run North 62 degrees 31 minutes 54 seconds West a distance of 299.79 feet, thence North 11 degrees 33 minutes 36 seconds West a distance of 235.55 feet, thence South 85 degrees 14 minutes 11 seconds West a distance of 421.04 feet, thence South 08 degrees 21 minutes 44 seconds East a distance of 1205.13 feet, thence South 16 degrees 27 minutes 03 seconds West a distance of 335.80 feet, thence South 81 degrees 38 minutes 25 seconds West a distance of 1040.20 feet to the Point of Beginning.

**PARCEL 3:****TRACT 22**

A PARCEL OF LAND LOCATED IN GOVERNMENT SECTION 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34 FOR A POINT OF REFERENCE; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, N89°27'03"E FOR A DISTANCE OF 732.21 FEET; THENCE DEPARTING SAID SOUTH LINE N13°03'04"W FOR A DISTANCE OF 27.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N13°03'04"W FOR A DISTANCE OF 2467.30 FEET; THENCE N66°01'36"E FOR A DISTANCE OF 2876.07 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 3079.04 FEET, AN ARC LENGTH OF 258.37 FEET, A CENTRAL ANGLE OF 04°48'28", A CHORD BEARING OF S37°04'49"E AND A CHORD DISTANCE OF 258.29 FEET TO A POINT OF TANGENCY; THENCE S29°33'05"E FOR A DISTANCE OF 2182.01 FEET; THENCE S65°03'21"W FOR A DISTANCE OF 3982.58 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.

**PARCEL 4:**

**TRACT 11B**

A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTIONS 27 AND 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MATANZAS WOODS PARKWAY (A 124 FOOT RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF BELLE TERRE PARKWAY (A 124 FOOT RIGHT-OF-WAY); THENCE S 16°18'50" W ALONG SAID WESTERLY RIGHT-OF-WAY OF BELLE TERRE PARKWAY FOR A DISTANCE OF 1,460.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S 16°18'50" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 694.30 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 436.64 FEET, A RADIUS OF 1,149.00 FEET, A CENTRAL ANGLE OF 21°46'25", A CHORD BEARING S 05°25'38" W AND A CHORD DISTANCE OF 434.02 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG THE EASTERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1513, PAGE 172, FLAGLER COUNTY, FLORIDA, NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 1,309.35 FEET, A RADIUS OF 2,955.04 FEET, A CENTRAL ANGLE OF 25°23'14", A CHORD BEARING N 14°03'09" W AND A CHORD DISTANCE OF 1,298.67 FEET TO A POINT ON A NON-TANGENT LINE; THENCE DEPARTING SAID CURVE S 73°41'10" E ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK FOR A DISTANCE OF 574.54 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.

**PARCEL 5:****TRACT 12**

A PARCEL OF LAND IN GOVERNMENT SECTIONS 27, 28, 33 AND 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST, BEING A PORTION OF PARCEL 1003, RECORDED IN OFFICIAL RECORDS BOOK 788, PAGES 2 THROUGH 21, OF THE PUBLIC RECORDS OF AND LYING IN FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 30 EAST, THENCE NORTH  $89^{\circ}12'10''$  EAST ALONG THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 385.22 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE DEPARTING SAID SOUTH LINE OF SECTION 27 RUN SOUTH  $07^{\circ}13'00''$  WEST A DISTANCE OF 2168.65 FEET, THENCE NORTH  $19^{\circ}13'22''$  WEST A DISTANCE OF 4313.76 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MATANZAS WOODS PARKWAY (124' R/W), THENCE NORTH  $75^{\circ}54'31''$  EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 500.05 FEET TO A POINT OF CURVATURE, THENCE 742.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (CONCAVE SOUTHERLY), HAVING A CENTRAL ANGLE OF  $22^{\circ}41'18''$ , A RADIUS OF 1875.00 FEET, A CHORD BEARING OF NORTH  $87^{\circ}15'10''$  EAST AND A CHORD DISTANCE OF 737.64 FEET TO A POINT OF TANGENCY, THENCE SOUTH  $81^{\circ}24'11''$  EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF MATANZAS WOODS PARKWAY A DISTANCE OF 728.54 FEET, THENCE DEPARTING SAID MATANZAS WOODS PARKWAY RUN SOUTH  $07^{\circ}13'00''$  WEST A DISTANCE OF 1985.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION THAT LIES WITHIN THE FOLLOWING:

A PARCEL OF LAND LOCATED IN GOVERNMENT SECTIONS 27 AND 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, SAID PARCEL ALSO BEING KNOWN AS A PORTION OF GRAHAM SWAMP, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28 FOR A POINT OF REFERENCE; THENCE  $N00^{\circ}32'09''W$  ALONG THE EASTERLY LINE OF SAID SECTION 28 FOR A DISTANCE OF 556.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID SECTION LINE  $N67^{\circ}35'24''W$  FOR A DISTANCE OF 397.42 FEET; THENCE  $N49^{\circ}58'33''W$  FOR A DISTANCE OF 340.81 FEET; THENCE  $N23^{\circ}36'15''W$  FOR A DISTANCE OF 1082.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MATANZAS WOODS PARKWAY; THENCE  $N75^{\circ}54'31''E$  ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 252.82 FEET TO A POINT OF CURVATURE; THENCE (CONTINUING ALONG SAID RIGHT-OF-WAY LINE) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1875.00 FEET, AN ARC LENGTH OF 742.48 FEET, A CENTRAL ANGLE OF  $22^{\circ}41'18''$ , A CHORD BEARING OF  $S87^{\circ}15'10''E$  AND A CHORD DISTANCE OF 737.64 FEET TO A POINT OF TANGENCY; THENCE (CONTINUING ALONG SAID RIGHT-OF-WAY LINE)  $S81^{\circ}24'11''E$  FOR A DISTANCE OF 444.97 FEET; THENCE DEPARTING SAID



RIGHT-OF-WAY LINE S08°35'49"W FOR A DISTANCE OF 183.57 FEET; THENCE S22°30'01"E FOR A DISTANCE OF 895.79 FEET; THENCE S14°38'53"E FOR A DISTANCE OF 333.16 FEET; THENCE S54°07'47"E FOR A DISTANCE OF 336.99 FEET; THENCE S22°57'47"W FOR A DISTANCE OF 268.07 FEET; THENCE N67°35'24"W FOR A DISTANCE OF 1004.11 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION

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