

Prepared By and Return To:
Avis Title Insurance Agency, Inc.
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

Order No.: 23-0384

Property Appraiser's Parcel I.D. (folio) Number:
07-11-31-5380-00000-0020, 07-11-31-5380-00000-0030,
07-11-31-5380-00000-0040, 07-11-31-5380-00000-0050,
07-11-31-5380-00000-0060, 07-11-31-5380-00000-0070 and
07-11-31-7057-00RP0-0050

5,000,000.00

WARRANTY DEED

THIS WARRANTY DEED dated September 7, 2023, by Palm Coast Land Opportunities, Inc., a California corporation, formerly known as Clear Lake Holdings, Inc., as formerly known as National Recreational Properties of Clear Lake, Inc., existing under the laws of CA, and having its principal place of business at 18800 Von Karman Ave. Ste A, Irvine, California 92612 (the "Grantor"), to Seminole Woods Residential, LLC., A Florida Limited Liability Company, whose post office address is 185 Cypress Point Parkway Ste 700, Palm Coast, Florida, 32164 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Five Million And No/100 Dollars (\$5,000,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Flagler, State of Florida, viz:

Lot 2, 3, 4, 5, 6 and 7, Seminole Woods Commerce Center, according to the map or plat thereof, as recorded in Map Book 33, Page 5 through 7, of the Public Records of Flagler County, Florida.

and

A PARCEL OF LAND BEING A PORTION OF PARCEL 422, RECORDED IN OFFICIAL RECORDS BOOK 553, PAGES 1539, THROUGH 1840, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF A (300' WIDE) FLORIDA POWER AND LIGHT EASEMENT ACCORDING TO THE SUBDIVISION PLAT SEMINOLE PARK SECTION-58, MAP BOOK 19, PAGES 26 THROUGH 40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF BEGINNING BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CITATION PARKWAY (124'R/W) WITH THE INTERSECTION OF THE EAST LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF RESERVED PARCEL "B-2" ALL ACCORDING TO SAID PLAT OF SEMINOLE PARK SECTION-58; THENCE SOUTH 17°03'00" EAST ALONG THE EASTERLY LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT A DISTANCE OF 3280.09 FEET TO A POINT ON THE NORTH LINE OF SEVEN OAKS WATERWAY; THENCE DEPARTING SAID EASTERLY LINE OF EASEMENT, SOUTH 72°57'00" WEST ALONG THE NORTH LINE OF SEVEN OAKS WATERWAY A DISTANCE OF 300.00 FEET TO A POINT ON THE WESTERLY LINE OF FLORIDA POWER AND LIGHT EASEMENT; THENCE NORTH 17°03'00" WEST ALONG SAID WESTERLY LINE OF EASEMENT A DISTANCE OF 3496.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CITATION PARKWAY; THENCE DEPARTING THE WESTERLY LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT SOUTH 71°18'23" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CITATION PARKWAY A DISTANCE OF 369.62

FEET TO THE POINT OF BEGINNING.

GRANTOR WARRANTS THIS IS VACANT PROPERTY

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the 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; 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: 2022.

Unofficial Copy

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

Kai MacDonald

Printed Name of First Witness

12552 Hinton Way, Santa Ana, CA

Address of First Witness

Witness Signature

Sarah Lipton

Printed Name of Second Witness

1007 Piedmont, Irvine CA 92620

Address of Second Witness

Palm Coast Land Opportunities, Inc., a California corporation, formerly known as Clear Lake Holdings, Inc., as formerly known as National Recreational Properties of Clear Lake, Inc. BY Robert D. Friedman, Vice President

Grantor Address:

18800 Von Karman Ave. Ste A
Irvine, CA 92612

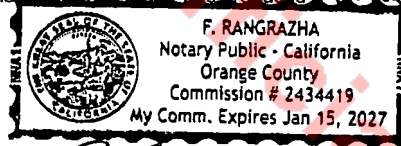
STATE OF CA

COUNTY OF Orange

SEE ATTACHED

The foregoing instrument was executed and acknowledged before me this 5th day of September, 2023 by means of ✓ Physical Presence or Online Notarization, by Robert D. Friedman, as Vice President of Palm Coast Land Opportunities, Inc., a California corporation, formerly known as Clear Lake Holdings, Inc., as formerly known as National Recreational Properties of Clear Lake, Inc. and is personally known to me or has produced a Driver's License identification.

SEAL



Notary Public

Copy

CALIFORNIA ACKNOWLEDGMENT

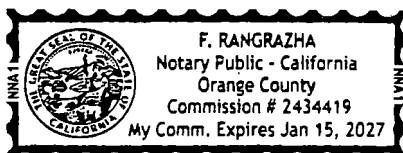
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of OrangeOn 9/5/23 before me, F. Rangrazha
Date Here Insert Name and Title of the Officerpersonally appeared Robert Friedman, Kai
Name(s) of Signer(s)Macdonald, Sarah Lipton

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____