

PREPARED BY:

Ann W. Rogers, Esq.
6342 Cardinal Crest Drive
New Port Richey, FL 34655

RETURN TO:

Michael and Mia Morello
~~9 Goacoechee Drive,~~ 9976 County Road 304
~~Flagler Beach, Florida 32136~~ Bunnell, FL 32110

SECOND CORRECTIVE WARRANTY DEED

THIS SECOND CORRECTIVE WARRANTY DEED, Executed this 29th day of May, 2024 corrects the legal description on the corrective warranty deed dated September 1, 2023 and recorded on September 1, 2023 in Book 2809, Page 795 of the Public Records of Flagler County, Florida and is executed by **David Quentin Emery, the surviving and un-**remarried spouse of **Carol Lynda Emery who has since died after a continuous, interrupted marriage to David Quentin Emery,** whose address is 9838 County Road 304, Bunnell, Florida 32110 as grantor to **Michael F. Morello, Sr., and Mia Morello as Trustees of The Michael and Mia Morello Revocable Trust dated June 14, 2022 as grantee.**

WITNESSETH, That said Grantor for and in consideration of the sum of \$10.00 and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs forever the following described land located in the County of Flagler, State of Florida, to-wit:

See Attached Exhibit A

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

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

Signed, Sealed and Delivered in the presence of:

Nancy J. Ehrnfelt David Quentin Emery
Witness #1 print: Nancy J. Ehrnfelt David Quentin Emery
Address: 7 Courtney Place, Palm Coast, FL 32137

Jamie Chamberly
Witness #2 print: Jamie Chamberly
Address: 36 Westgate Lane, Palm Coast, FL 32169

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 29th day of may, 2024 by David Quentin Emery who is personally known to me or produced _____ as identification and signed in my physical presence.

Jennifer L. Culver
Notary Public



Unofficial Copy

ADDRESS: 9900 COUNTY ROAD 304
CERTIFICATIONS:

JOB #24-

1.

Exhibit A

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 26 AND 37, TOWNSHIP 13 SOUTH, RANGE 29 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE NORTHWESTERLY CORNER OF BLOCK 13, AS LAID OUT UPON DUPONT RAILWAY AND LAND COMPANY'S REPLOTTING OF SECTION 25 AND 37, TOWNSHIP 13 SOUTH, RANGE 29 EAST, BEAR SOUTH 01°41'39" EAST ALONG THE WEST LINE OF SAID BLOCK 13 AND ALSO BEING THE EAST LINE OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 31 EAST, A DISTANCE OF 2617.31 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 304; THENCE SOUTH 88°09'54" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1688.32 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUING SOUTH 88°09'54" WEST A DISTANCE OF 101.90 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN O.R. BOOK 2103, PAGE 1846, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE NORTH 02°16'13" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 1452.63 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°09'54" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 300.09 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH 01°41'47" WEST A DISTANCE OF 1215.34 FEET TO THE NORTH LINE OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 29 EAST; THENCE NORTH 88°22'12" EAST ALONG SAID NORTH LINE A DISTANCE OF 448.46 FEET; THENCE SOUTH 02°14'37" EAST A DISTANCE OF 2574.06 FEET; THENCE SOUTH 29°43'54" WEST A DISTANCE OF 108.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 304 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 26 AND 37, TOWNSHIP 13 SOUTH, RANGE 29 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE NORTHWESTERLY CORNER OF BLOCK 13, AS LAID OUT UPON DUPONT RAILWAY AND LAND COMPANY'S REPLOTTING OF SECTION 25 AND 37, TOWNSHIP 13 SOUTH, RANGE 29 EAST, BEAR SOUTH 01°41'39" EAST ALONG THE WEST LINE OF SAID BLOCK 13 AND ALSO BEING THE EAST LINE OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 31 EAST, A DISTANCE OF 2617.31 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 304; THENCE SOUTH 88°09'54" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1688.32 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE BEAR NORTH 29°43'54" EAST, A DISTANCE OF 108.36 FEET; THENCE SOUTH 02°14'37" EAST, A DISTANCE OF 92.33 FEET TO A POINT ON THE PREVIOUSLY DESCRIBED RIGHT-OF-WAY; THENCE SOUTH 88°09'54" WEST ALONG THE SAID RIGHT-OF-WAY, A DISTANCE OF 57.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCELS CONTAIN 17.99± ACRES TOGETHER MORE OR LESS.

REVISIONS:

TYPE OF SURVEY: LEGAL DESCRIPTION

NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK

LEGEND:		NOTES:	
○ IR	1/2" Iron Rod set "187672"	TOE	TOE of slope
● IR	5/8" Iron Rod found	F.F.	Finish Floor Elevation
○ P	1/2" Iron Pipe	INW	Invert
○ N/D	Nail and Disk set "187672"	C.B.S.	Concrete Back & Slacks
○ N/D	Nail and Disk found	Conc.	Concrete
● C/P	Permanent Control Point	C/S	Concrete Slab
■ C/P	Concrete Monument set	A/C	Air Conditioner Pad
■ C/P	Concrete Monument found	Pod	Pod Equipment Pad
PSM	Permanent Reference Monument	ESP	Effluent Sanitation Pad
PSM	Found	PP	Pumping Tank
UB	Unlocated Boundary	O/E	Overhead Electric
LS	Licensed Surveyor	P/P	Power Pole
PSM	Professional Surveyor & Mapper	W	Wetland
OL	Official Records Book	TE	Telephone Pole
PC	Page	TE	Telephone Pole
(P)	Plot Bearing & Distance	TE	Telephone Pole
(U)	Measured Bearing & Distance	TE	Telephone Pole
C/L	Center Line	TE	Telephone Pole
E/P	Edge of Pavement	TE	Telephone Pole
R/W	Right of Way	TE	Telephone Pole
Δ	Delta	TE	Telephone Pole
R	Radius	TE	Telephone Pole
L	Length	TE	Telephone Pole
Ch	Chord Bearing	TE	Telephone Pole
Ch	Chord Distance	TE	Telephone Pole
PC	Point of Curvature	TE	Telephone Pole
PRC	Point of Reverse Curvature	TE	Telephone Pole
N.R.	Non-Radial Curve	TE	Telephone Pole
PI	Point of Intersection	TE	Telephone Pole
N.A.V.D.	North American Vertical Datum	TE	Telephone Pole
N.A.V.D.	North American Vertical Datum	TE	Telephone Pole
B.M.	Bench Mark	TE	Telephone Pole
T.B.M.	Temporary Bench Mark	TE	Telephone Pole
TOB	Top of Bank	TE	Telephone Pole

CLIENT INFO MIKE MORELLO 9900 COUNTY ROAD 304 FLAGLER BEACH, FL 32136		STEPHENSON, WILCOX & ASSOCIATES, INC. CA21126-1257872 2729 E. Moody Blvd., Ste. 404 • PO Box 186 Bunnell FL 32110 Phone: 386/437-1393 Fax: 386/437-0030 Email: info@swa.com	
JOB TYPE: FIELD DATE OFFICE DATE JOB NO. BY: LEGAL DESC. 04/30/24 24- HAW Site Plan House Stakes Formboard Foundation Final		I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 212.027, Florida Statutes, and adopted in Chapter 11-17, Florida Administrative Code. DANIEL WILCOX, Jr., P.S.M. NOT 5749, BEING 57433 Not valid without the signature and the original record of a Florida Licensed Surveyor and Mapper.	
		SHEET 1 of 1	