

Prepared by and:
Record and Return to:

Mark C. Dearing
4220 Race Track Road
St. Johns, FL 32259

Real Estate Parcel No.: part of 34-10-30-5860-00000-00B0

QUIT CLAIM DEED

Made this 26 day of June, 2024, by TRAILS OF PALM COAST HOMEOWNERS ASSOCIATION, INC., whose address is 2695 Dobbs Road, St. Augustine, FL 32086 ("Grantor"), and BYRND OG PCP, LLC, a Florida limited liability company, whose address is 180 Brookhaven Court South, Palm Coast, FL 32164 ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto Grantee, and their heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Flagler, State of Florida, to wit:

SEE EXHIBIT "A"

{Said property is not the homestead of Grantor under the laws and constitution of the state of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.}

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, their heirs, successors and assigns forever.

SIGNATURE PAGE TO FOLLOW

NOTE TO RECORDING DEPT.: This Deed is a conveyance of unencumbered property from Grantor to Grantee for no consideration and is not taxable pursuant to F.A.C. 12B-4.014(2)(a).

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Deborah McClure
Print Name: Deborah McClure
4220 Race Track Rd
St. Johns, FL 32259

Elizabeth Mercante
Print Name: ELIZABETH MERCANTE
4220 Race Track Rd
St. Johns, FL 32259

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me X by physical presence or ___ by online notarization this 26 day of June, 2024, by Jennifer Grose, the President of Trails of Palm Coast Homeowners Association, Inc., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me.

Trails of Palm Coast Homeowners Association,
Inc.

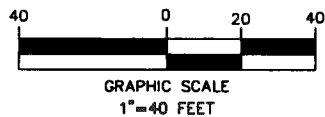
By: Jennifer Grose
Print Name: Jennifer Grose
Its: President



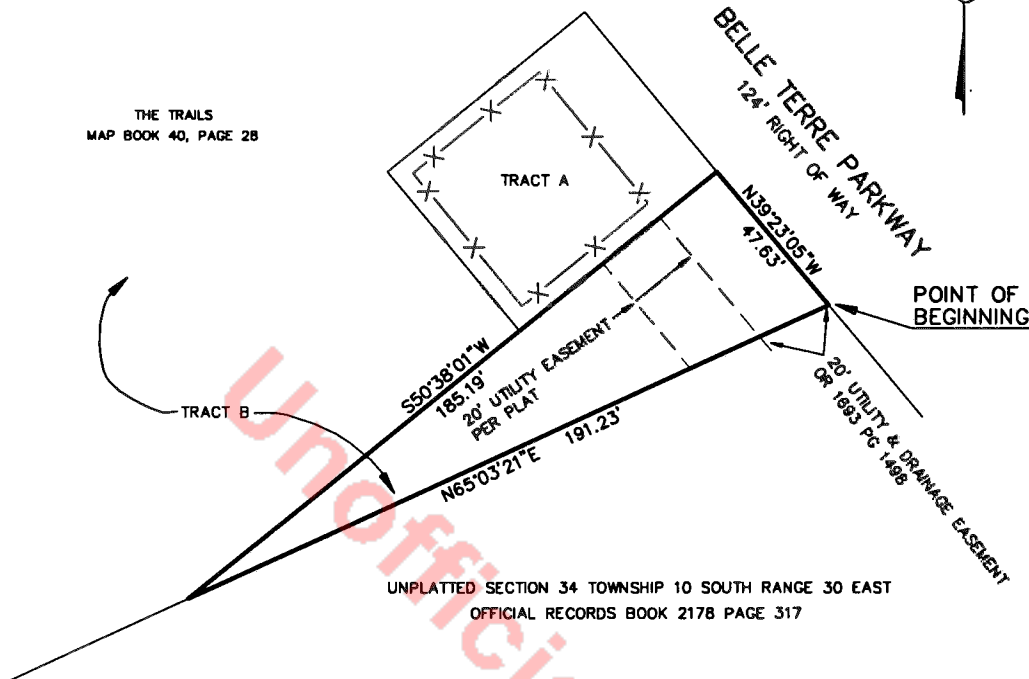
DEBORAH E. MCCLURE
Commission # GG 967814
Expires July 10, 2024
Bonded Thru Budget Notary Services

Deborah E. McClure
NOTARY PUBLIC

EXHIBIT A

MAP SHOWING SKETCH
AND DESCRIPTION

THE TRAILS
MAP BOOK 40, PAGE 28



DESCRIPTION

PART OF TRACT B, THE TRAILS, AS RECORDED IN MAP BOOK 40, PAGE 28, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT B, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF BELLE TERRE PARKWAY, A 124 FOOT RIGHT OF WAY, THENCE N39°23'05"W ALONG SAID RIGHT OF WAY AND ALONG THE EAST LINE OF SAID TRACT B, A DISTANCE OF 47.63 FEET TO THE SOUTHEAST CORNER OF TRACT A; THENCE DEPARTING SAID EASTERLY LINE AND SAID RIGHT OF WAY S50°38'01"W ALONG THE SOUTH LINE OF SAID TRACT A AND ITS WESTERLY EXTENSION A DISTANCE OF 185.19 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2178, PAGE 317, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE N65°03'21"E A DISTANCE OF 191.23 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 4,410 SQUARE FEET AND/OR 0.10 ACRES MORE OR LESS.

GENERAL NOTES

1. THIS MAP IS A SKETCH AND DESCRIPTION
2. THIS SURVEY SKETCH AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.

LEGEND
OR=OFFICIAL RECORDS BOOK
PG=PAGE

THIS IS NOT A BOUNDARY SURVEY

B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

21B UTILITY DRIVE - PALM COAST, FLORIDA - 32137 - PHONE (904) 703-8799

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION

SURVEY,

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 17, F.A.C. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SURVEYED 2-23-23

GL D. HOWATT, REGISTERED LAND SURVEYOR FLA. NO. 4718
LICENSED BUSINESS NUMBER 7800

BEARING DATUM BASED ON N39°23'05"W ALONG BELLE TERRE PARKWAY

FIELD BOOK NO.: _____ PAGE(S) _____

LEGAL: SEE ABOVE

WORK ORDER NO.: _____

COMPUTER FILE NAME: THE TRAILS PARCEL

SCALE: 1"=40'

FILE NO.: _____