

PREPARED BY AND RETURN TO:
William I. Livingston Esquire
Florida Landmark Communities, LLC.
145 City Place, Suite 300
Palm Coast, Florida 32164
Attn: Danielle Ferguson

Property Appraisers Parcel
Identification Numbers
071131-7026-00610-0070
071131-7027-00480-0060
071131-7028-00030-0100
071131-7029-00380-0020
071131-7032-00620-0120
071131-7034-00390-0020
071131-7034-00390-0030
071131-7034-00390-0040
071131-7034-00880-0170
071131-7035-00510-0130
071131-7039-00020-0011
071131-7057-00730-0020
071131-7057-ORPOL-0030
071131-7059-00130-0080
071131-7065-00210-0040

WARRANTY DEED

THIS INDENTURE, Made this 23 day of December, 2015, **Florida Landmark Communities, LLC, a Florida limited liability company (formerly known as Palm Coast Holdings, Inc., a Florida corporation)**, whose post office address is 145 City Place, Palm Coast, FL 32164, hereinafter called the Grantor, to **Palm Coast Land Management, LLC, a Michigan limited liability company**, whose post office address is 7205 Pebble Creek Road, West Bloomfield, Michigan 48322, hereinafter called the 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, 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

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 2016, and subsequent years; Assessments or Owner Association fees, if any; 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, 2015.

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:

Florida Landmark Communities, LLC, a Florida limited liability company

Myra L. McAdams
Witness Name: MYRA L. McADAMS

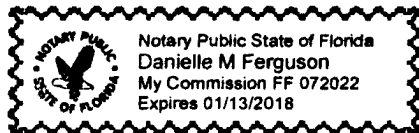
By: William I. Livingston
William I. Livingston, Its President/Manager

Danielle M. Ferguson
Witness Name: Danielle M. Ferguson

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me this 27 day of December 2015, by William I. Livingston, President/Manager of Florida Landmark Communities, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me.

[Notary Seal]



Danielle M. Ferguson
Notary Public

Printed Name: Danielle M. Ferguson

My Commission Expires: _____

EXHIBIT "A"
PAGE 1 OF 15

PROPERTY TAX ID #071131-7026-00610-0070

Lot 7, of Block 61, of PALM COAST, Map of Pine Grove, Section 26, according to the plat thereof, as recorded in Map Book 9, Page 30, of the Public Records of Flagler County, Florida.

Unofficial Copy

EXHIBIT "A"
PAGE 2 OF 15

PROPERTY TAX ID #071131-7027-00480-0060

Lot 6, of Block 48, of PALM COAST, Map of Wynnfield, Section 27, according to the plat thereof, as recorded in Map Book 9, Page 46, of the Public Records of Flagler County, Florida.

Unofficial Copy

EXHIBIT "A"
PAGE 3 OF 15

PROPERTY TAX ID #071131-7028-00030-0100

Lot 10, of Block 3, of PALM COAST, Map of Pine Grove, Section 28, according to the plat thereof, as recorded in Map Book 9, Page 53, of the Public Records of Flagler County, Florida.

Unofficial Copy

EXHIBIT "A"
PAGE 4 OF 15

PROPERTY TAX ID #071131-7029-00380-0020

Lot 2, of Block 38, of PALM COAST, Map of Royal Palms, Section 29, according to the plat thereof, as recorded in Map Book 10, Page 22, of the Public Records of Flagler County, Florida.

Unofficial Copy

EXHIBIT "A"
PAGE 5 OF 15

PROPERTY TAX ID #071131-7032-00620-0120

Lot 12, of Block 62, of PALM COAST, Map of Royal Palms, Section 32, according to the plat thereof, as recorded in Map Book 10, Page 62, of the Public Records of Flagler County, Florida.

Unofficial Copy

EXHIBIT "A"
PAGE 6 OF 15

PROPERTY TAX ID #071131-7034-00390-0020

Lot 2, of Block 39, of PALM COAST, Map of Easthampton, Section 34, according to the plat thereof, as recorded in Map Book 11, Page(s) 30-49, of the Public Records of Flagler County, Florida.

Unofficial Copy

EXHIBIT "A"
PAGE 7 OF 15

PROPERTY TAX ID #071131-7034-00390-0030

Lot 3, of Block 39, of PALM COAST, Map of Easthampton, Section 34, according to the plat thereof, as recorded in Map Book 11, Page(s) 30-49, of the Public Records of Flagler County, Florida.

Unofficial Copy

EXHIBIT "A"
PAGE 8 OF 15

PROPERTY TAX ID #071131-7034-00390-0040

Lot 4, of Block 39, of PALM COAST, Map of Easthampton, Section 34, according to the plat thereof, as recorded in Map Book 11, Page(s) 30-49, of the Public Records of Flagler County, Florida.

Unofficial Copy

EXHIBIT "A"
PAGE 9 OF 15

PROPERTY TAX ID #071131-7034-00880-0170

Lot 17, of Block 88, of PALM COAST, Map of East Hampton, Section 34, according to the plat thereof, as recorded in Map Book 11, Page(s) 30-49, of the Public Records of Flagler County, Florida.

Unofficial Copy

EXHIBIT "A"
PAGE 10 OF 15

PROPERTY TAX ID #071131-7035-00510-0130

Lot 13, of Block 51, of PALM COAST, Map of Belle Terre, Section 35, according to the plat thereof, as recorded in Map Book 11, Page 12, of the Public Records of Flagler County, Florida.

Unofficial Copy

EXHIBIT "A"
PAGE 11 OF 15

PROPERTY TAX ID #071131-7039-00020-0011

A parcel of land being Reserved Parcel "A" of the Subdivision Plat Pine Grove Section 39, Palm Coast, recorded in Map Book 11, Pages 50 and 51, of the Public Records of Flagler County, Florida, LESS AND EXCEPT land described in that certain Warranty Deed between Florida Landmark Communities, Inc., as Grantor, to Richard J. Burdi, as Grantee, dated May 6, 2003 and recorded in Official Records Book 930, Page 708, et seq., of the Public Records of Flagler County, Florida.

Parcel containing approximately .236 acres, more or less.

Unofficial Copy

EXHIBIT "A"
PAGE 12 OF 15

PROPERTY TAX ID #071131-7057-00730-0020

Lot 2, of Block 73, of PALM COAST, Map of Ulysses Trees, Section 57, according to the plat thereof, as recorded in Map Book 17, Page 26, of the Public Records of Flagler County, Florida.

Unofficial Copy

EXHIBIT "A"
PAGE 13 OF 15

PROPERTY TAX ID#071131-7057-ORPOL-0030

PARCEL 419

The following Legal Description prepared by Clyde W. Roesch, Palm Coast Engineering and Design Services, Inc. 5 Hargrove Grade, Palm Coast, Florida.

Date; January 30, 1996.

Parcel 419, Palm Coast Section-57.

DESCRIPTION:

A parcel of land being all of Reserved Parcel "L-3" and a portion of Reserved Parcel "M-2", according to the Subdivision Map Ulysses Trees Section 57 Palm Coast, recorded in Map Book 17, Pages 12 through 28, of the Public Records of Flagler County, Florida, being more particularly described as follows;

BEGINNING at the southwest corner of Lot 7, Block 73, of said Subdivision Map Ulysses Trees Section 57 Palm Coast, thence North 41°40'04" East a distance of 100.00 feet, thence South 48°19'56" East a distance of 365.00 feet to a point of curvature, concave Northerly, thence Southeasterly a distance of 213.75 feet along the arc of said curve to the left having a central angle of 81°38'47", a radius of 150.00 feet, a chord bearing of South 89°09'20" East and a chord distance of 196.12 feet to the point of intersection with a non-tangent line, thence North 39°58'44" West a distance of 110.00 feet to a point on a non-tangent curve being the cul'de'sac' of Ullyan Place, concave Northwesterly, thence Northeasterly a distance of 11.66 feet along the Arc of said curve to the left having a central angle of 16°42'25", a radius of 40.00 feet, a chord bearing of North 41°40'04" East and a chord distance of 11.62 feet to the point of intersection with a non-tangent line, thence South 56°41'09" East a distance of 110.00 feet, to a point on a non-tangent curve, concave Westerly, thence Northeasterly a distance of 213.75 feet along the Arc of said curve to the left having a central angle of 81°38'47", a radius of 150.00 feet, a chord bearing of North 07°30'33" West and a chord distance of 196.12 feet to a point of tangency, thence North 48°19'56" West a distance of 130.00 feet, thence North 10°49'52" East a distance of 281.43 feet, thence North 71°40'04" East a distance of 60.00 feet, thence South 18°19'56" East along the westerly right-of-way line of Interstate-95 a distance of 1587.22 feet to a point of curvature, concave Southwesterly, thence Northerly a distance of 390.82 feet along the arc of said curve to the left having a central angle of 30°00'00", a radius of 746.41 feet, a chord bearing of North 33°19'56" West and a chord distance of 386.37 feet to a point of tangency, thence North 48°19'56" West a distance of 1122.10 feet to the POINT OF BEGINNING.

Subject to existing drainage easements, 40 feet in width, 20 feet each side of the center of existing drainage ditches as recorded in Official Record Book , Pages through , of the Public Records of Flagler County, Florida.

The above description is accompanied by an attached drawing titled "SKETCH OF LEGAL DESCRIPTION".

Parcel containing 7.2811 acres more or less.

Bearings refer to the Transverse Mercator Grid System of the East Zone of Florida, and locally referenced to the Subdivision Map Ulysses Trees Section 57 Palm Coast, recorded in Map Book 17, Pages 12 through 28, of the Public Records of Flagler County, Florida,

EXHIBIT "A"
PAGE 14 OF 15

PROPERTY TAX ID #071131-7059-00130-0080

Lot 8, of Block 13, of PALM COAST, Map of Seminole Park, Section 59, according to the plat thereof, as recorded in Map Book 19, Page 45, of the Public Records of Flagler County, Florida.

Unofficial Copy

EXHIBIT "A"
PAGE 15 OF 15

PROPERTY TAX ID #071131-7065-00210-0040

Lot 4, of Block 21, of PALM COAST, Map of Kankakee Run, Section 65, according to the plat thereof, as recorded in Map Book 17, Page 61, of the Public Records of Flagler County, Florida.

Unofficial Copy