

Instrument No: 2018025753 7/12/2018 10:07 AM BK: 2292 PG: 506 PAGES: 2 DOCTAX PD \$115.50
RECORDED IN THE OFFICIAL RECORDS OF Tom Bexley, Clerk of the Circuit Court & Comptroller Flagler, FL

*****Corrective*****

Prepared by & Return to:
Julie Wittmer
America's Choice Title Company
210 Old Kings Road South, Ste. 600
Flagler Beach, Florida 32136
File Number: PC-18-503
(folio) Number(s):
07-11-31-7032-00170-0060
Documentary \$115.50
Purchase Price: \$16,500.00

General Warranty Deed

Made this 2 of July 2018 by Lareus & Pegson, LLC A Florida Limited Liability Company, by Kjell G. Larsson; whose post office address is: 7 Florida Park Dr N., Palm Coast, FL 32137 conveying non-homestead property; hereinafter referred to as the Grantor to: Flagler County, Florida A political subdivision of the State of Florida, whose Post Office Address is: 37 Royal Leaf Lane, Palm Coast, FL 32164 hereinafter referred to as the Grantee;

(Whenever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Flagler County, Florida, viz:

A parcel of land being a portion of Reserved Parcel "A" of the "Subdivision Map Florida Park - Section - 1, Palm Coast" recorded in Map Book 5, Page 88, of the Public Records of Flagler County, Florida, being more particularly described as follows:

A Point of Reference being the most Southeasterly corner of Lot 52, Block 1 of said "Subdivision Map Florida Park - Section - 1", thence South 81 degrees 27 minutes 20 seconds East along the Northerly right of way of Old Kings Road (104 foot R/W) a distance of 519.86 feet to the Northwesterly corner of the "Amended Subdivision Map of Florida Park Section - 1, Palm Coast" recorded in Map Book 27, Pages 23 and 24, thence continue South 81 degrees 27 minutes 20 seconds East along the North right of way of Old Kings Road (104 foot R/W) per said Map Book 27, Pages 23 and 24 a distance of 356.32 feet to the Point of Beginning of this description, thence departing said Old Kings Road North 08 degrees 32 minutes 40 seconds East a distance of 200.00 feet, thence South 81 degrees 27 minutes 20 seconds East a distance of 13.97 feet to a Point of Curvature, thence 249.57 feet along a curve to the right (concave Southwesterly) having a central angle of 33 degrees 38 minutes 42 seconds, a radius of 425.00 feet, a chord bearing of South 64 degrees 37 minutes 59 seconds East and a chord distance of 246.00 feet to a point of compound curvature, thence 38.84 feet along a curve to the right (concave Westerly) having a central angle of 89 degrees 00 minutes 27 seconds, a radius of 25.00 feet, a chord bearing of South 03 degrees 18 minutes 25 seconds East and a chord distance of 35.05 feet to a Point of Reverse Curvature thence Southwesterly 104.63 feet along a curve to the left (concave Southeasterly) having a central angle of 26 degrees 03 minutes 52 seconds a radius of 230.00 feet, a chord bearing of South 28 degrees 09 minutes 52 seconds West and a chord distance of 103.73 feet to a Point intersection a curve on the Northerly right of way of Old Kings Road (104' R/W) said right of way recorded in Map Book 27, Pages 23 and 24, thence Northwesterly 77.33 feet along said right of way and curve to the left (concave Southwesterly) having a central angle of 04 degrees 44 minutes 46 seconds, a radius of 933.47 feet, a chord bearing of North 79 degrees 04 minutes 57 seconds West and a chord distance of 77.30 feet to a Point of Tangency thence North 81 degrees 27 minutes 20 seconds West along said right of way a distance of 144.57 feet to the Point of Beginning

Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that neither Grantors nor any members of the household of Grantors reside thereon.

*****Change purchase price to \$832,500.00. Paying the difference of the two purchase prices to reflect a total of \$5827.00 in docs stamps.*****

Prepared by & Return to:
Julie Wittmer
America's Choice Title Company
210 Old Kings Road South, Ste. 600
Flagler Beach, Florida 32136
File Number: PC-18-503
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07113170010RPAB0019
Documentary \$5827.50
Purchase Price: \$832,500.00

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Made this 2nd of July 2018 by **Lareus & Pegson, LLC A Florida Limited Liability Company**, by **Kjell G. Larsson**; whose post office address is: 7 Florida Park Dr N., Palm Coast, FL 32137 conveying non-homestead property; hereinafter referred to as the Grantor to: **Flagler County, Florida** A political subdivision of the State of Florida, whose Post Office Address is: 37 Royal Leaf Lane, Palm Coast, FL 32164 hereinafter referred to as the Grantee;

(Whenever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Flagler County, Florida, viz:

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Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that neither Grantors nor any members of the household of Grantors reside thereon.

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 grantees 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 December 31, 2017

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence

[TWO DIFFERENT WITNESSES REQUIRED]

Sign: [Signature]
Witness #1 Printed Name: Julie Wittmer

Lareus & Pegson, LLC, A Florida
Limited Liability Company

Sign: [Signature]
Witness #2 Printed Name: Marc Hobbler

By: [Signature]
Kjell G. Larsson
Its: Manager

State of FL
County of Flagler

The foregoing instrument was acknowledged before me this 2 day of July 2018 by Kjell G. Larsson, Lareus & Pegson, LLC, A Florida Limited Liability Company, who is/are personally known to me or has produced a Drivers License as identification.

[Signature]
Notary Public
Print Name:
My Commission Expires:
(NOTARY SEAL)

