

PREPARED BY AND RETURN TO:
Michael D. Chiumento, Esquire
Chiumento Dwyer Hertel Grant & Kistemaker, P.L.
145 City Place, Suite 301
Palm Coast, FL 32164
Attn: Kelly DeVore

Property Appraisers Parcel
Identification Numbers
041130-0000-01010-00A5;
031130-0000-01010-0022;
041130-0000-01010-00A4;
331030-0000-01030-00A3;
031130-0000-01010-0061;
341030-0000-01010-0040;

WARRANTY DEED

THIS INDENTURE, Made this 30th day of January, 2019, **Palm Coast Land, LLC, a Florida limited liability company**, whose mailing address is 30 W. Superior Street, Duluth, MN 55802, hereinafter called the Grantor, to **Optimum Property Developments LLC, a Florida limited liability company**, whose mailing address is 6996 Piazza Grande Avenue Ste 202, Orlando, FL 32835, hereinafter called the Grantee:

(Whenever 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, trusts and trustees)

WITNESSETH, That said Grantor, for and in consideration of the sum of Four Hundred Fifty Thousand and 00/100 Dollars \$450,000.00 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 attached Exhibit "A"

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 those certain Deed Restrictions contained in that certain Special Warranty Deed recorded in O.R. Book 2327, Page 912, Public Records of Flagler County, Florida.

SUBJECT TO taxes for the year 2019 and subsequent years; Assessments or Owner Association, 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, 2018.

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:

Carla Spikberg
Witness Name: Carla Spikberg

Nichole Dailey
Witness Name: Nichole Dailey

Palm Coast Land, LLC, a Florida limited liability company
By: Patrick L. Cutshall
Patrick L. Cutshall, Manager/Chief Financial Officer

State of Minnesota
County of St Louis

The foregoing instrument was acknowledged before me this 28th day of January, 2019 by Patrick L. Cutshall, Manager/Chief Financial Officer of Palm Coast Land, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Anne M. DeLorme
Notary Public

Printed Name: Anne M. DeLorme

My Commission Expires: Jan 31, 2022

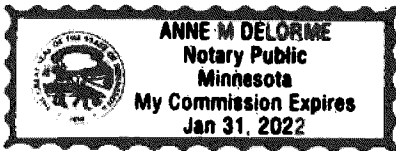


EXHIBIT "A"

A PARCEL OF LAND LYING EAST OF U.S. HIGHWAY NO. 1 IN GOVERNMENT SECTIONS 33 AND 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST, AND IN SECTIONS 3 AND 4, TOWNSHIP 11 SOUTH, RANGE 30 EAST, BEING A PORTION OF PARCEL 1003, RECORDED IN OFFICIAL RECORDS BOOK 788, PAGES 2 THROUGH 21, AND A PORTION OF PARCEL 902, RECORDED IN OFFICIAL RECORDS BOOK 792, PAGES 1902 THROUGH 1917, OF THE PUBLIC RECORDS OF AND LYING WITHIN FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF GOVERNMENT SECTION 3, TOWNSHIP 11 SOUTH, RANGE 30 EAST, THENCE $N00^{\circ}44'40''W$ ALONG THE EAST LINE OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST, A DISTANCE OF 71.98 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID EAST LINE OF SECTION 33 $N75^{\circ}54'31''E$ FOR A DISTANCE OF 699.17 FEET; THENCE $S13^{\circ}03'04''E$ FOR A DISTANCE OF 1420.96 FEET; THENCE $S78^{\circ}07'43''W$ FOR A DISTANCE OF 2046.21 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE $N14^{\circ}05'29''W$ ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 61.50 FEET; THENCE $N75^{\circ}54'31''E$ DEPARTING SAID RIGHT-OF-WAY FOR A DISTANCE OF 60.00 FEET; THENCE $N14^{\circ}05'29''W$ FOR A DISTANCE OF 60.00 FEET; THENCE $S75^{\circ}54'31''W$ FOR A DISTANCE OF 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE $N14^{\circ}05'29''W$ ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 1219.96 FEET; THENCE $N75^{\circ}54'31''E$ FOR A DISTANCE OF 1371.30 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.