

This instrument prepared by  
and should be returned to:  
John T. Dekle, PL  
3679 Saint Johns Avenue  
Jacksonville, FL 32205

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made this 13<sup>th</sup> day of August, 2019 between, **RCS-TIDELANDS, LLC**, a Colorado limited liability company, whose address is 371 Centennial Parkway, Suite 200, Louisville, CO 80027 (the "Grantor") and **James Ingersoll as Trustee of the TIDELANDS PALM COAST NO. 134**, a Florida Land Trust, whose address is 3926 SW 160<sup>th</sup> Avenue, Suite 4007, Miami, FL 33027 (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 of assigns of corporations, trust and trustees.)

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten AND NO/100 Dollars (\$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 and assigns forever, the following described land, situate, lying and being in Flagler County, Florida, attached hereto as **Exhibit "A"**:

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements, taxes for the year 2019 and all subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**TOGETHER** with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land; 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 claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Grantor:

RCS-TIDELANDS, LLC,  
a Colorado limited liability company

By: Sharon K. Eshima  
Name: Sharon K. Eshima  
Title: Manager

Witnessed by:

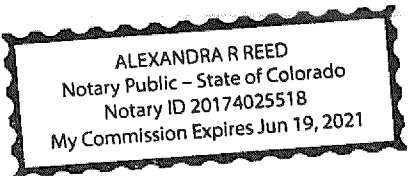
Andrea Paos  
Witness Signature  
Andrea Paos  
Witness Name (print/type)

Erin Boyer  
Witness Signature  
Erin Boyer  
Witness Name (print/type)

STATE OF Colorado  
COUNTY OF Boulder

The foregoing was acknowledged before me, this 13<sup>th</sup> day of August, 2019 by Sharon K. Eshima, the Manager of RCS-TIDELANDS, LLC, a Colorado limited liability company, on behalf of said company who is () personally know to me or ( ) has produced \_\_\_\_\_ as identification

[SEAL]



Alexandra Reed  
Notary Public Signature  
Print Name: Alexandra Reed  
My Commission Expires: 10/19/21

**EXHIBIT "A"**

Tract "H", Village at Palm Coast Phase II (Tidelands), as recorded in Map Book 35, Pages 37 through 40, inclusive, Public Records of Flagler County, Florida.

LESS AND EXCEPT THE FOLLOWING:

ALL THOSE TRACTS OR PARCELS OF LAND lying and being in Government Sections 32 and 42, Township 10 South, Range 31 East and Government Sections 5 and 43, Township 11 South, Range 31 East, City of Palm Coast, Flagler County, Florida, as more particularly identified as the roadways shown on that certain Plat for Village at Palm Coast Phase II (Tidelands), prepared by Daniel Ray Holt, Florida Professional Surveyor and Mapper, of Dyer, Riddle, Mills, & Precourt, Inc., dated August 29, 2005, and recorded at Map Book 35, pages 37 through 40, inclusive, Public Records of Flagler County, Florida.

also described as follows:

That certain 28 foot wide drainage, access and utility easement labeled Riverview Bend South on the plat of Village at Palm Coast Phase II (Tidelands), as recorded in Map Book 35, pages 37 through 40, inclusive, Public Records of Flagler County, Florida.

ALSO LESS AND EXCEPT THE FOLLOWING:

A parcel of land comprising a portion of Tract "H", Village at Palm Coast Phase II (Tidelands), as recorded in Map Book 35, pages 37 through 40, inclusive, Public Records of Flagler County, Florida, and lying in Government Sections 5 and 39, Township 11 South, Range 31 East, Flagler County, Florida, as set out in Special Warranty Deed recorded in Official Records Book 1934, page 730, and being more particularly described as follows:

BEGIN at the Southwest corner of Tract "J", Village at Palm Coast Phase II (Tidelands), as recorded in Map Book 35, pages 37 through 40, inclusive, Public Records of Flagler County, Florida, also being a point on the Easterly line of Tract "I", aforesaid Village at Palm Coast Phase II (Tidelands); thence run South 75°56'06" West along said Easterly line for a distance of 80.73 feet; thence run South 25°45'21" West for a distance of 138.42 feet to a point on the Northerly line of Riverview Bend South, a 28.00 foot wide drainage, access and utility easement per aforesaid Plat Book 35, pages 37 through 40; thence departing said Easterly line thence run South 78°30'02" East along said Northerly line for a distance of 19.01 feet to a point on the Northerly line of Phase 27, according to the Amendment to the Declaration of Condominium for Tidelands Condominium as recorded in Official Records Book 1539, page 665, of aforesaid Public Records of aforesaid Flagler County, Florida; thence departing said Northerly line of Riverview Bend South run North 56°37'26" East along said Northerly line of Phase 27 for a distance of 20.46 feet to a point on a non tangent curve concave Southeasterly and having a radius of 106.00 feet, a chord bearing of North 22°14'55" East and a chord length of 39.54 feet; thence run Northeasterly along said curve through a central angle of 21°29'54" for an arc distance of 39.77 feet; thence run North 55°55'16" West for a distance of 20.00 feet to a point on a non tangent curve concave Southeasterly and having a radius of 126.00 feet, a chord bearing of North 72°14'33" East and a chord length of 158.84 feet; thence run Northeasterly along said curve through a central angle of 78°08'47" for an arc distance of 171.85 feet to a point on the Northerly line of Phase 21 aforesaid Amendment; thence run North 41°18'31" East along said Northerly line for a distance of 132.38 feet; thence run North 62°25'25" East for a distance of 29.76 feet; thence run South 48°41'29" East for a distance of 178.36 feet to a point on the Easterly line of aforesaid Tract "H"; thence run North 20°35'54" West along said Easterly line for a distance of 380.81 feet to the Southeast corner of Phase 20 aforesaid Amendment; thence run South 75°05'11" West along the South line of said Phase 20 for a distance of 168.00 feet to the Southwest corner of said Phase 20; thence run North 10°03'29"

West along the West line of said Phase 20 for a distance of 106.39 feet to the Southeast corner of Phase 25 aforesaid Amendment; thence run South 77°34'16" West along the Southerly and Westerly line of said Phase 25 for a distance of 48.90 feet; thence run South 21°35'10" West for a distance of 27.95 feet; thence run North 68°24'50" West for a distance of 47.00 feet to a point of curvature of a curve concave Northeasterly and having a radius of 302.00 feet, a chord bearing of North 45°32'48" West and a chord length of 234.71 feet; thence run Northwesterly along said curve through a central angle of 45°44'03" for an arc distance of 241.06 feet to a point of reverse curvature of a curve concave Westerly and having a radius of 1111.00 feet, a chord bearing of North 23°14'07" West and a chord length of 21.55 feet; thence run Northwesterly along said curve through a central angle of 1°06'40" for an arc distance of 21.55 feet; thence run North 26°38'27" West for a distance of 5.42 feet to the most Easterly corner of Phase 17, aforesaid Amendment; thence departing said Westerly line run the following courses along the Easterly line of Phases 14 through 17 and 26 of said Amendment: South 48°02'08" West for a distance of 128.19 feet; thence run South 18°35'06" West for a distance of 151.41 feet; thence run South 15°47'46" East for a distance of 125.90 feet; thence run South 39°53'04" East for a distance of 145.54 feet; thence run South 36°09'52" West for a distance of 90.30 feet; thence run South 31°58'52" West for a distance of 20.53 feet to a point on a non tangent curve concave Westerly and having a radius of 45.00 feet, a chord bearing of South 8°14'04" East and a chord length of 58.52 feet; thence run Southerly along said curve through a central angle of 81°06'38" for an arc distance of 63.70 feet; thence run South 20°07'32" East for a distance of 20.54 feet to a point on aforesaid Northerly line of Riverview Bend South, also being a point on a non tangent curve concave Northeasterly and having a radius of 431.00 feet, a chord bearing of South 69°29'16" East and a chord length of 60.20 feet; thence run Southeasterly along said Northerly line and said curve through a central angle of 8°00'34" for an arc distance of 60.25 feet to a point on the Westerly line of aforesaid Tract "I"; thence run the following courses and distances around the Westerly, Northerly and Easterly lines of said Tract "I": thence run North 06°00'53" West for a distance of 95.86 feet; thence run North 19°37'28" East for a distance of 100.53 feet; thence run North 26°57'31" West for a distance of 287.14 feet; thence run North 33°43'24" East for a distance of 99.33 feet; thence run South 86°06'58" East for a distance of 96.42 feet; thence run South 52°02'10" East for a distance of 124.81 feet; thence run South 68°23'14" East for a distance of 114.75 feet; thence run South 15°28'02" East for a distance of 73.04 feet to a point on a non tangent curve concave Easterly and having a radius of 52.78 feet, a chord bearing of South 10°57'26" East and a chord length of 101.95 feet; thence run Southerly along said curve through a central angle of 149°57'33" for an arc distance of 138.14 feet; thence run South 46°24'46" East for a distance of 67.49 feet; thence run South 20°22'17" West for a distance of 83.22 feet to aforesaid POINT OF BEGINNING.

ALSO LESS AND EXCEPT those certain Condominium Phases within Tidelands, a Condominium, according to the Declaration of Condominium for Tidelands recorded in Official Records Book 1313, page 1311, Public Records of Flagler County, Florida, known as Phases 6, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 25, 26, 27, 28, and Roads, Tract A, Tract B, Tract C, Tract E, and Tract I, as more particularly described in the following Official Records Book and pages of Flagler County, Florida:

Official Records Book 1447, page 720; Official Records Book 1461, page 578; Official Records Book 1467, page 1427; Official Records Book 1475, page 178; Official Records Book 1506, page 547, as corrected by Official Records Book 1601, page 764; Official Records Book 1520, page 168; Official Records Book 1531, page 1004; Official Records Book 1533, page 543; Official Records Book 1535, page 616; Official Records Book 1539, page 665; Official Records Book 1542, page 100; Official Records Book 1546, page 432, and re-recorded in Official Records Book 1617, page 544; Official Records Book 1572, page 667; Official Records Book 1602, page 615; Official Records Book 1677, page 1459; and Official Records Book 1706, page 1470.

Together with non-exclusive easements as created by Cost Sharing and Easement Agreement dated January 11, 2010 and recorded February 15, 2010 in Official Records Book 1756, page 1491, of the Public Records of Flagler County, Florida, for the purpose described therein, over, under and across land described therein.