

**CORRECTIVE DEED**  
NO TITLE SEARCH PERFORMED

Prepared by & Record & Return to:  
Knox McLaughlin Gornall & Sennett, P.C.  
c/o Kenzie P. Ryback, Esquire  
120 West Tenth Street  
Erie, PA 16501

Flagler County Parcel Nos. **09-12-31-5375-00000-002B, 09-12-31-5375-00000-002A, and  
09-12-31-5375-00000-00A0**

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**THIS INDENTURE**

MADE the 14<sup>th</sup> day of March in the year two thousand twenty-five (2025),

**BETWEEN**

**GARY MILLER**, unmarried, of the City of Erie, County of Erie  
and Commonwealth of Pennsylvania, Grantor;

**AND**

**U.S. 1 LEASE PROPERTY, LLC, a Florida limited liability  
company**, Grantee.

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of  
**ONE AND NO/100ths-----(\$1.00)-----DOLLAR**, lawful money of the United States, to it in  
hand paid by the Grantee, at and before the ensembling and delivery of these presents, the receipt  
and payment whereof is hereby acknowledged, has remised, released, and **QUIT CLAIMED**, and  
by these presents does remise, release and **QUIT CLAIM** unto the said Grantee, its successors  
and assigns forever, all that certain land situate in Flagler County, State of Florida, viz:

**The following Legal Description prepared by Clyde W. Roesch, Palm Coast Engineering  
and Design Services, Inc., 5 Hargrove Grade, Palm Coast, Florida. Date November 3, 1994.  
Portion of Parcel 417 (South of State Road 100 and West of I-95).**

A parcel of land being a portion of Reserved Parcel A-1 and a portion of Reserved Parcel 17-1 of  
the Plat Ulysses Trees Section-7, Map Book 17, Pages 12 through 28, also a portion of that land  
recorded in Official Records Book 63, Pages 328 through 331 of the Public Records of this  
County, all lying within Government Section 9, Township 12 South, Range 31 East, Flagler  
County, Florida, being more particularly described as follows:

**A POINT** of Reference being the northwest corner of said Reserved Parcel A-1 thence North  
89° 09' 05" East along the northerly line of said Reserved Parcel A-1 being common as the  
southerly right-of-way line of State Road 100 a distance of 804.74 feet to a point on the West  
line of Government Section 9 and the POINT OF BEGINNING of this description, thence  
continue North 89°09'05" East a distance of 455.56 feet to a point of curvature, concave  
Northerly, thence Easterly a distance of 755.26 feet along the arc of said curve to the left having  
a central angle of 01°00'16", a radius of 43,078.00 feet, a chord bearing of North 88° 38' 57"

East and a chord distance of 755.25 feet to the point of intersection with a non-tangent line, thence departing State Road 100 South 02°07'00" East a distance of 200.00 feet, thence North 88°00'50" East a distance of 100.00 feet, thence South 02°11'25" East a distance of 600.25 feet, thence South 87°48'35" West a distance of 516.20 feet, thence South 68°26'55" West a distance of 329.38 feet to the southeast corner of Lot 5, Block 2, Section-57, thence North 21°33'05" West along the easterly boundary of Block 2 a distance of 290.00 feet to a point of curvature, concave Southerly, thence Northerly a distance of 471.24 feet along the arc of said curve to the left having a central angle of 180°00'00", a radius of 150.00 feet, a chord bearing of South 68°26'55" West and a chord distance of 300.00 feet to a point of tangency, thence South 21°33'05" East along the westerly boundary of Block 1 a distance of 290.00 feet, thence South 68°26'55" West a distance of 201.67 feet, thence South 62°40'54" West a distance of 10.97 feet to a point on the West line of Government Section 9, thence North 02°11'54" West along said West line a distance of 1102.51 feet to the Point of Beginning.

The depiction of the above description is attached to the deed recorded in Flagler County, Florida as Deed Book 524 and Page 2019. The above-described parcel containing 23.6059 acres more or less.

The above-referenced property now known as the Seminole Woods Business Park Lot A, Lot 2A, and Lot 2B as recorded in Flagler County, Florida as Plat Book 30, pages 73-75.

**SAID** premises being commonly known as **5925 East Highway 100, Palm Coast, FL 32164** and **5919 East Highway 100, Palm Coast, FL 32164** and bearing Flagler County Parcel Nos. **09-12-31-5375-00000-002B, 09-12-31-5375-00000-002A, and 09-12-31-5375-00000-00A0.**

**SUBJECT** to and together with all restrictions, easements, rights of way, building lines, leases, oil and gas leases of record, and to all easements and rights of way visible and discoverable upon an inspection of the premises.

**BEING** the same premises conveyed to U.S. 1 LEASE PROPERTY, LLC, a Florida limited liability company, by Deed dated January 9, 2025 and recorded January 13, 2025 in Flagler County as Deed Book 2929 and Page 1216.

**THE PURPOSE OF THIS DEED is to add a reference to the Seminole Woods Business Park Lot A, Lot 2A, and Lot 2B to the legal description of the above-mentioned property. This deed does not convey any additional interest or change the ownership of the property described herein and only seeks to correct the legal description herein and to replace the deed recorded on January 13, 2025 in Flagler County as Deed Book 2929 and Page 1216.**

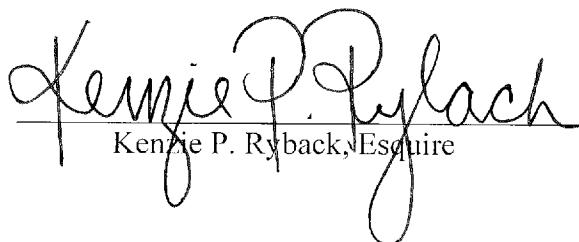
**THIS DEED** was prepared without a review or examination of the title to the above-described property and no opinions or representations are being expressed or implied by Knox McLaughlin Gornall & Sennett, P.C.

[SIGNATURES TO FOLLOW ON SEPARATE PAGE]



CERTIFICATE OF RESIDENCE

I hereby certify that the residence and mailing address of the within named Grantee is 2120 South Shore Drive, Erie, PA 16505.

  
Kenzie P. Ryback, Esquire

# 2573355.v1

Unofficial Copy