

Prepared by:  
RUZANNA TARANNIK  
Agent's Choice Title, LLC.  
160 Cypress Point Pkwy., Suite A-202  
Palm Coast, Florida 32164

File Number: 11-0113

### General Warranty Deed

Made this January 31, 2011 A.D. By **Lance M. Doyle and Lisa M. Doyle, husband and wife**, 16 FARSON LANE, Palm Coast, Florida 32137, hereinafter called the grantor, to **Kseniya Zdebskaya**, whose post office address is: P.O. BOX 351867, PALM COAST, FL 32135-1867, hereinafter called 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:

Lot 9, Block 8, Florida Park - Section 9 Palm Coast, a subdivision according to the plat thereof recorded at Map Book 6, Pages 36 through 42, in the Public Records of Flagler County, Florida.

Parcel ID Number: 0711317009000800090

**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 grantee 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, 2010.

**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:

Witness Printed Name Ruzanna Tarannik

**Lance M. Doyle** (Seal)  
Address: 16 FARSON LANE, Palm Coast, Florida 32137

Witness Printed Name Anne Hamilton

(Seal)  
**Lisa M. Doyle**  
Address:

State of Florida  
County of Flagler

The foregoing instrument was acknowledged before me this 31st day of January, 2011, by Lance M. Doyle, and Lisa M. Doyle, husband and wife, who is/are personally known to me or who has produced driver's licenses as identification.

Notary Public   
Print Name: Ruzanna Tarannik  
My Commission Expires: 8-3-2014

