

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

File Number: 12-0310

General Warranty Deed

Made this June 6, 2012 A.D. By **Artur Bogaciov**, 46 Eric Drive, Palm Coast, FL 32164, hereinafter called the grantor, to **Theresa Atkins**, whose post office address is: 1625 Larimer Street, Unit 1905, Denver, CO 80202, 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 \$160,000.00 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 20, Block 14, Palm Coast, Map of Pine Grove Section 25, a subdivision according to the plat thereof recorded at Plat Book 9, Pages 1 through 19, in the Public Records of Flagler County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 0711317025001400200


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, 2011.

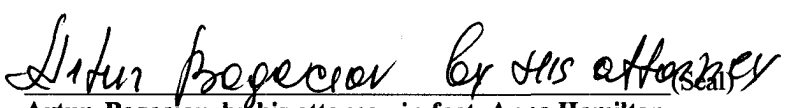
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name Ruzanna Tarannik


Witness Printed Name MARIE HODGINS

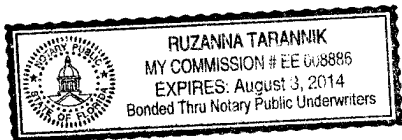


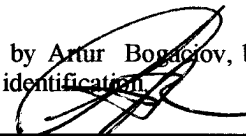
Artur Bogaciov, by his attorney-in-fact, Anna Hamilton
Address: 46 Eric Drive, Palm Coast, FL 32164
in fact Anne Hamilton

(Seal)
Address:

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me this 6th day of June, 2012, by Artur Bogaciov, by his attorney-in-fact, Anna Hamilton, who is/are personally known to me or who has produced driver's license as identification.





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