

This instrument prepared by and return to:
Damien Richards, ESQ. - The Richards Law Group, PLLC
PO Box 730296 Ormond Beach, Florida 32173
386-676-0199 Florida Bar No: 0051453

This area for recording information

WARRANTY DEED

THIS WARRANTY DEED MADE this 28 day of August 2013 by Christopher E. Connors, whose address is 18 Maplewood Trail Ormond Beach FL 32174, hereinafter called the Grantor, and **Anatol Kondili**, married man, of 4319 Marple St. Philadelphia, PA 19136, hereinafter called the Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of TWELVE THOUSAND FIVE HUNDRED DOLLARS (\$12,500.00), and other good and valuable consideration, to him/her, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys, and confirms unto the said Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Flagler, State of Florida, to wit:

The West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 14 South, Range 31 East, Flagler County, Florida. Reserving the South 30 feet of the above described lands for ingress, egress and utilities easement.

Grantor WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY. Together with easement to and from the above-described lands to North Timber Creek Road as recorded in the Public Records of Flagler County, Florida.

Together with all of the easements, rights, privileges, and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor, of, in, to or out of such real property.

TO HAVE AND TO HOLD, the same in fee simple forever
And Said Grantor hereby covenants with said Grantee, that he/she is lawfully seized of said land in fee simple: that it he/she has good right and lawful authority to sell and convey said land; that he/she 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, and that the said land is a non-homestead property.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Witnesses (as to each Grantor)

Grantor:

/s/ Anatol Kondili
ANATOL KONILLI
Witness Print Name

/s/ Christopher E. Connors
CHRISTOPHER E. CONNORS,

/s/ Damien Richards
Witness Print Name

STATE OF Florida COUNTY OF Volusia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **CHRISTOPHER E. CONNORS**, who has produced FI 10 as identification and acknowledged before me that he/she executed the same and that an oath was taken.

Witness my hand and official seal in the County and State last aforesaid this day 28 of August, 2013.
Notary Public Damien Richards

