

**Prepared By and Return To:**

Coast Title Insurance Agency, Inc.  
15 Cypress Branch Way, Suite 203  
Palm Coast, FL 32164

incidental to the issuance of a title insurance policy.

**File Number: 13-0638**

**Parcel ID: 261229-5550-00040-0000**

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED dated October 16, 2013, by

**Elbert Franklin Tucker**

whose post office address is:

**926 CR 90 E, Bunnell, FL 32110**

hereinafter called the GRANTOR, to

**Nikolaj Mironov and Marina Mironova, husband and wife**

whose post office address is:

**44 Raleigh Drive, Palm Coast, FL 32164.**

hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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 situated in Flagler County, Florida, viz:

THE PARCEL OF LAND DESCRIBED IN THIS DEED IS NOT PART OF A PLATTED SUBDIVISION REVIEWED AND APPROVED BY FLAGLER COUNTY. NO GOVERNMENTAL AGENCY, INCLUDING FLAGLER COUNTY, SHALL EVER BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP OR IMPROVEMENT OF ANY PRIVATE DRIVES, ROADS, STREETS, EASEMENTS OR RIGHTS-OF-WAY PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED. DUE TO THE RURAL LOCATION OF THIS PARCEL AND DEPENDING ON THE STATE OF MAINTENANCE OF ACCESSWAYS, EMERGENCY RESPONSE TIMES MAY BE ADVERSELY AFFECTED. FIRE HYDRANTS ARE NOT AVAILABLE FOR FIRE SUPPRESSION, AGRICULTURAL USES ON ADJOINING PARCELS MAY GENERATE NOISE AND ODORS CHARACTERISTIC OF A RURAL SETTING. THIS PROPERTY MAY NOT BE A PART OF ANY MOSQUITO CONTROL DISTRICT AND THEREFORE, MAY NOT BE SUBJECT TO MOSQUITO CONTROL BY ANY SUCH DISTRICT. THIS PROPERTY IS NOT A PART OF A DEVELOPMENT WITH AN APPROVED STORMWATER MANAGEMENT SYSTEM. THIS PARCEL MAY BE SUBJECT TO FLOODING FROM TIME TO TIME AND NEITHER THE COUNTY NOR ANY OTHER PUBLIC AGENCY IS RESPONSIBLE FOR PROVIDING STORMWATER MANAGEMENT OR FLOOD CONTROL.

THERE SHALL BE, IN PERPETUITY, NO MOBILE HOME, OR LIKE DWELLING STRUCTURE, PLACED ON THE PROPERTY HEREIN DESCRIBED.

ANY VIOLATION OF THIS RESTRICTION SHALL RESULT IN A FIFTY (\$50.00) DOLLAR PER DAY FINE, PAID TO EACH ADJOINING PROPERTY OWNER. COMMENCING THE DAY OF THE DISCOVERED VIOLATION, UNTIL SUCH TIME AS THE VIOLATION IS CORRECTED.

The East 1/2 of Tract 2, Block 4, St. John's Development Company Subdivision of Section 26, Township 12 South, Range 29 East, Flagler County, Florida, as recorded in Plat Book 1, Page 7, of the Public Records of Flagler County, Florida, together with and subject to the following described easement for Ingress, Egress and Public Utilities:

A 25 foot easement for Ingress, Egress and Utilities lying within said Tract 2, Block 4, St. Johns Development Company Subdivision and being 12.50 feet each side of the following described centerline;

From a Point of Reference being the Northeast corner of the Northwest 1/4 of said Section 26, said Point of Reference also known as the North 1/4 corner of Section 26, bear S 89 degrees 36'15"W along the North line of Section 26, a distance of 2336.84 feet; thence S 00 degrees 04'17"E, departing said North line of Section 26, a distance of 25.00 feet, to the Point of Beginning of said centerline of 25 foot easement; thence continue S 00 degrees 04'17"E, along centerline, a distance of 727.87 feet, to the Point of Terminus.

Both sides of easement to be lengthened or shortened so as not to create any gaps or overlaps.

**Together With**

The West 1/2 of the North 1/2 Tract 1, Block 4, St. John's Development Company Subdivision of Section 26, Township 12 South, Range 29 East, Flagler County, Florida, as recorded in Plat Book 1, Page 7, of the Public Records of Flagler County, Florida, together with and subject to the following described easement for Ingress, Egress and Public Utilities:

A 25 foot easement for Ingress, Egress and Utilities lying within said Tract 1, Block 4, St. Johns Development Company Subdivision and being 12.50 feet each side of the following described centerline;

From a Point of Reference being the Northeast corner of the Northwest 1/4 of said Section 26, said Point of Reference also known as the North 1/4 corner of Section 26, bear S 89 degrees 36'15"W along the North line of Section 26, a distance of 1669.19 feet; thence S 00 degrees 09'33"E, departing said North line of Section 26, a distance of 25.00 feet, to the Point of Beginning of said centerline of 25 foot easement; thence continue S 00 degrees 09'33"E, along centerline, a distance of 729.57 feet, to the Point of Terminus.

WARRANTY DEED  
(INDIVIDUAL)  
(Continued)

Both sides of easement to be lengthened or shortened so as not to create any gaps or overlaps.

Grantor warrants this VACANT Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 and 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, the same in FEE SIMPLE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

Signed in the presence of the following \*TWO DIFFERENT\* WITNESSES:

#1 Witness  
Signature: Lori Amanda Cohen  
Print Name: Lori Amanda Cohen

Elbert Franklin Tucker  
Elbert Franklin Tucker

#2 Witness  
Signature: Rose Velazquez  
Print Name: ROSE VELAZQUEZ  
State of: Florida  
County of: FLAGLER

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 16th day of October, 2013 by: ELBERT FRANKLIN TUCKER who is personally known to me or who has produced a DRIVERS LICENSE as identification and who did take an oath.

(Notary Seal)

NOTARY PUBLIC Signature: Lori Amanda Cohen  
My Commission #  
Expires: \_\_\_\_\_ Print Name: Lori Amanda Cohen

