

This instrument prepared by:
Name: Robin Ammann
Flagler County Abstract Company
10 Cypress Point Parkway Suite 102
Palm Coast, Florida 32164
FILE NO. S3096
Property Appraisers Parcel Identification Number(s):
07-11-31-7034-01250-0010

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 12 day of August, 2015 by

Andrey Bagdasarov and Galina Gamzayan, husband and wife

whose street address is **14 Edgar Lane, Palm Coast, Florida 32164**

hereinafter called the grantor*, to

Thomas A. Plymill

whose street address is **91 Roxboro Drive, Palm Coast, Florida 32164**

hereinafter called the grantee*:

(*Wherever used herein the terms "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 AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the grantee and grantee's heirs forever the following described land situate in County of Flagler, State of Florida, to wit:

Lot 1, Block 125, of Palm Coast, Map of Easthampton, Section 34, a subdivision according to the plat or map thereof described in Map Book 11, Pages 30 through 49, of the Public Records of Flagler County, Florida.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$(120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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 31ST, 2014. FURTHER SUBJECT TO Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions and Easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

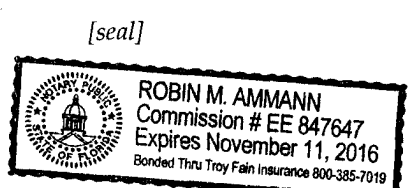
[Signature]
Witness 1 Signature
Thomas J. McDonnell
Printed or Typed Name
[Signature]
Witness 2 Signature
Robin Ammann
Printed or Typed Name

[Signature]
Andrey Bagdasarov
[Signature]
Galina Gamzayan

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 12 day of August, 2015, by **Andrey Bagdasarov and Galina Gamzayan, husband and wife**, who is personally known to me or who produced FL DC as identification and who did/did not take an oath.

[Signature]
Notary Public
My Commission Expires:



8/14/2015