

Prepared by:
RUZANNA TARANNIK
Agent's Choice Title, LLC.
4865 Palm Coast Pkwy, NW, Suite 2
Palm Coast, Florida 32137

File Number: 16-0408

General Warranty Deed

Made this April 12, 2016 A.D. By Vladimir Zadorognuk and Regina Zadorognuk, husband and wife, 2648 Tyrone Court, South San Francisco, California 94080, hereinafter called the grantor, to Antonio M. Barroqueiro, whose post office address is: 1 Holiday Rd., Manalapan, NJ 07726, 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 \$ 145,000.00 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:

Unit No. A-6 of Belle Terre Business & Professional Center, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1274, page 1390, of the Public Records of Flagler County, Florida, and all amendments thereto, together with its undivided share in the common elements.

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: 071131038000A00060

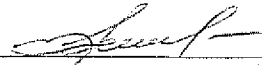
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

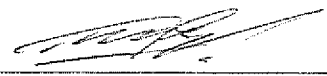
To Have and to Hold, the same in fee simple forever.

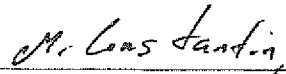
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

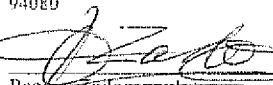
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Viorica Savchenkova


Vladimir Zadorognuk (Seal)
Address: 2648 Tyrone Court, South San Francisco, California 94080


Witness Printed Name Constantin Munteanu

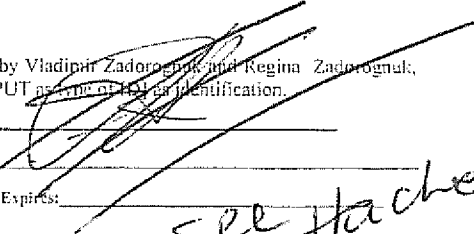

Regina Zadorognuk (Seal)
Address: 2648 Tyrone Court, South San Francisco, California 94080

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me this 12th day of April, 2016, by Vladimir Zadorognuk and Regina Zadorognuk, husband and wife, who is/are personally known to me or who has produced [USERINPUT] identification.

Notary Public
Print Name:

My Commission Expires:


see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

On April 12, 2016 before me, Constantin Munteanu, Notary Public
(insert name and title of the officer)

personally appeared Vladimir Zadorogouk, Regina Zadorogouk,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in
his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature C. Constantin

(Seal)

