

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

File Number: 16-1208

### General Warranty Deed

Made this December 16, 2016 A.D. By **VOLODYMYR HRYTSYUK and IRYNA HRYTSYUK, husband and wife**, 2427 WEST ERIC STREET, Chicago, Illinois 60612, hereinafter called the grantor, to **BLUE CROWN CONSTRUCTION, INC., A FLORIDA CORPORATION**, whose post office address is: 18 EDMONT LANE, Palm Coast, Florida 32164, 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 \$35,000.00 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 59, Easthampton Section 34, Seminole Woods at Palm Coast, a subdivision according to the plat thereof recorded at Map Book 11, Pages 30 through 49, 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: 0711317034005900200

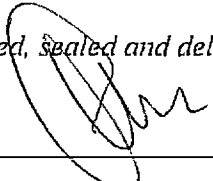
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


**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, 2016.

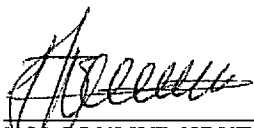
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

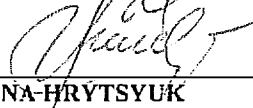
Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Printed Name ARTA JAWEKINS

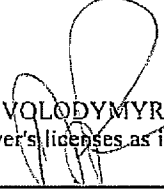
  
\_\_\_\_\_  
Witness Printed Name Orki Zeneli

State of ONTARIO  
County of CANADA

  
\_\_\_\_\_  
VOLODYMYR HRYTSYUK (Seal)  
Address: 2427 WEST ERIC STREET, Chicago, Illinois 60612

  
\_\_\_\_\_  
IRYNA HRYTSYUK (Seal)  
Address:

The foregoing instrument was acknowledged before me this 16 day of December, 2016, by **VOLODYMYR HRYTSYUK and IRYNA HRYTSYUK, husband and wife**, who is/are personally known to me or who has produced driver's licenses as identification.

  
\_\_\_\_\_  
Notary Public  
Print Name: DAVID ROSEN  
My Commission Expires: 1 OCT 2016

