

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

File Number: 16-1229

General Warranty Deed

Made this February 8, 2017 A.D. By Michael Zolotarev, a married man, 56 Hempstead Ave., Staten Island, New York 10306, hereinafter called the grantor, to Joao Farinhas and Celestina Farinhas, husband and wife, whose post office address is: 2595 Hamilton Terr., Union, New Jersey 07083, 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 \$315,000.00 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 2, Block 5, Palm Coast, Map of Wynnfield, in Section 22, Palm Coast, a subdivision according to the plat thereof recorded at Map Book 8, Pages 3 through 20, 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: 0711317022000500020

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:

Ellen Cherny
Witness Printed Name Ellen Cherny

Irina Zolotarev
Witness Printed Name IRINA ZOLOTAREV

State of New York
County of Richmond

Michael Zolotarev (Seal)
Michael Zolotarev
Address: 56 Hempstead Ave., Staten Island, New York 10306

Alla Shoulbentso (Seal)
Address: Alla Shoulbentso

Alla Shoulbentso
2nd witness Printed Name

The foregoing instrument was acknowledged before me this 8th day of February, 2017, by Michael Zolotarev, who is/are personally known to me or who has produced Driver's License as identification.

ELLEN CHERNY
Notary Public, State of New York
No. 01CH6242024
Qualified in Richmond County
Commission Expires 05/31/2019
Certificate Filed in New York County
Kings County, Queens County & Bronx County

Ellen Cherny
Notary Public
Print Name: Ellen Cherny
My Commission Expires: 05/31/2019