

Prepared by and return to:

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File Number: 82364.0002A

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Warranty Deed

This Indenture made this 13th day of October, 2017 between **Fred J. Colombo, a single man** who post office address is 8 Westvale Lane, Huntington, NY 11743 and **Archina Lamantia, a married woman** whose post office address is 403 Cody Drive, Melville, NY 11747, grantors*, and **Andrey Lapkin and Nataliya Romanova, husband and wife** whose post office address is 21 Classic Court S, Palm Coast, FL 32137, grantees*,

Witnesseth that said grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in **Flagler County, Florida**, to-wit:

Lot 6, Block 8, Palm Coast Map of Pine Grove Section 28, according to the map or plat thereof as recorded in Plat Book 9, Page 51, Public Records of Flagler County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantors have hereunto set grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Jessie Sutt
Witness Name: Jennifer Schmidt

Fred J. Colombo (Seal)
Fred J. Colombo

Witness Name: Suzanne Ravitz

Maria C. Nemshin
Witness Name: Maria C. Nemshin

Archina Lamantia (Seal)
Archina Lamantia

Alex McGee
Witness Name: Alex McGee

State of New York
County of Suffolk

The foregoing instrument was acknowledged before me this 15th day of October, 2017 by Fred J. Colombo who is personally known or has produced a driver's license as identification.

[Notary Seal]

Jessie Sutt
Notary Public

JENNIFER SCHMIDT
Notary Public, State of New York
No. 01SC4975420
Qualified in Suffolk County
Commission Expires December 10, 2018

State of New York
County of Suffolk

The foregoing instrument was acknowledged before me this 13th day of October, 2017 by Archina Lamantia who is personally known or has produced a driver's license as identification.

[Notary Seal]

Maria C. Nemshin
Notary Public

MARIA C. NEMSHIN
NOTARY PUBLIC, State of New York
#01NE6119616
Qualified in Suffolk County, NY State
Commission Expires 12-06-2020