

This instrument prepared by:
Name: Brandy Hyder
Flagler County Abstract Company
10 Cypress Point Parkway Suite 102
Palm Coast, Florida 32164
FILE NO. S4110
Property Appraisers Parcel Identification Number(s):
07-11-31-7006-00030-0250

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 31 day of August, 2018 by

Roman Teplyuk and Olga Tepliuik, husband and wife

whose street address is **22 Ferndale Lane, Palm Coast, FL 32137**

hereinafter called the grantor*, to

Aleksandr Y. Velsh

whose street address is **27 Bruce Lane, Palm Coast, FL 32137**

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 25, Block 3, of Palm Coast, Map of Florida Park, Section 6, a subdivision according to the plat or map thereof described in Map Book 6, Page 16, of the Public Records of Flagler County, Florida, as amended by instrument recorded in Official Records Book 35, at Page 528, of the Public Records of Flagler County, Florida.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.


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

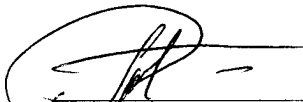
To Have and to Hold, the same in fee simple forever.


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, 2017. **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:


Witness 1 Signature
Brandy Hyder
Printed or Typed Name

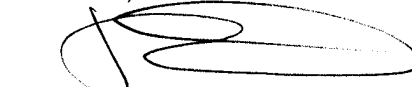

Roman Teplyuk


Witness 2 Signature
Dawn O'Day-Sica
Printed or Typed Name


Olga Tepliuik

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 31 day of August, 2018, by **Roman Teplyuk and Olga Tepliuik, husband and wife** who is personally known to me or who produced License as identification and who did/did not take an oath.


Notary Public
My Commission Expires:

[seal]

