

Prepared by:
RUZANNA TARANNIK
Agent's Choice Title, LLC.
5 Utility Drive, Suite 17
Palm Coast, Florida 32137

File Number: 19-0227

General Warranty Deed

Made this March 15, 2019 A.D. By **Oleh Karpov n/k/a Alek Karpoff**, 38-26 Allwood Place, Fair Lawn, New Jersey 07410, hereinafter called the grantor, to **Eddie Platel**, whose post office address is: 31 Lamour Ln, Palm Coast, FL 32137, 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 \$ 190,000.00 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 4, Block 37, Palm Coast, Map of Lakeview, Section 37, according to the map or plat thereof, as recorded in Map Book 13, Page 1 through 29, inclusive, of 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: 0711317037003700040

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, 2018.

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:

<p>_____ Witness Printed Name <u>Clive Robinson</u></p> <p>_____ Witness Printed Name <u>JASON NOVATT</u></p> <p>State of <u>NY</u> County of <u>Ulster</u></p>	<p>_____ Oleh Karpov n/k/a Alek Karpoff Address: 38-26 Allwood Place, Fair Lawn, New Jersey 07410</p> <p>_____ Address:</p>
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The foregoing instrument was acknowledged before me this _____th day of March, 2019, by Oleh Karpov n/k/a Alek Karpoff, who is/are personally known to me or who has produced Driver's License as identification.

JASON NOVATT
Notary Public, State Of New York
No. 01NO6043465
Qualified in Kings County
Certified in New York County
Commission Expires 06/19/2022

Notary Public
Print Name: JASON NOVATT
My Commission Expires: 6/19/2022