

Prepared by/Return to:
Leora M Usina
US PATRIOT TITLE, LLC
120 Airport Road
Suite 2
Palm Coast, FL 32164

After Recording Return to: Grantee

File Number: 2019-919US
Parcel ID:

General Warranty Deed
(Non Homestead)

Made this 20th day of November, 20 19 A.D., by , **Sunshine State Real Estate LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantor") whose address is: **250 Palm Coast Parkway Northeast, Suite 607-418, Palm Coast, FL 32137**, to **Sergey Burkovsky and Galina Burkovsky, husband and wife**, (henceforth referred to as "Grantee") whose address is: **8 Sherbury Court, Unit 8, Palm Coast, FL 32137**:

(Whenever used herein the term 'Grantor' and 'Grantee' include all the parties to this instrument and their 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 Dollars, (\$10.00) 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, Florida, viz:

WOODHAVEN CONDOMINIUM 33-201, of THE WOODHAVEN CONDOMINIUM AT PALM COAST, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, as recorded in Official Records Book 177, at Pages 248 through 340, as thereafter amended by Amendments of Declaration of Condominium recorded in Official Records Book 215, Page 383, Official Records Book 218, Page 308, Official Records Book 220, Page 91, Official Records Book 222, Page 921, Official Records Book 224, Page 772, and Official Records Book 226, Page 630, Official Records Book 227, Page 797, Official Records Book 229, Pages 178, Official Records Book 245, Page 85, Official Records Book 246, Page 631, and Official Records Book 265, Page 796, all of the Public Records of Flagler County, Florida.

Parcel ID Number: 0711317100003300201

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 250 Palm Coast Parkway Northeast, Suite 607-418, Palm Coast, FL 32137

WARRANTY DEED


Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments of the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

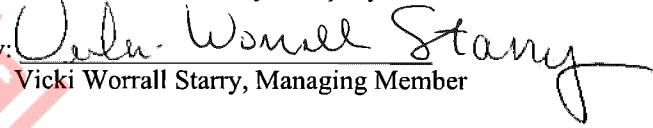
To Have and to Hold, the same in fee simple forever.

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, 2019

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


Witness Signature
Printed Name: Leon M. Kusina

Sunshine State Real Estate LLC,
a Florida Limited Liability Company

By: 
Vicki Worrall Starry, Managing Member

Witness Signature
Printed Name: Jena M. Ward

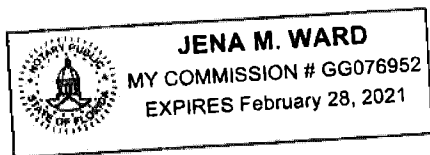
State of Florida

County of Flagler

The foregoing instrument was acknowledged before me this 7th day of November, 2019, by Vicki Worrall Starry, Managing Member of Sunshine State Real Estate, a Florida limited liability company, who is/are personally known to me or who has produced a valid driver's license or as identification.

(Notary Seal)


Notary Public Signature
Printed Name: Jena M Ward



My Commission Number/Expires: GG076952