

**Prepared By and Return To:**

Coast Title Insurance Agency, Inc  
15 Cypress Branch Way Ste 203  
Palm Coast, FL 32164

incidental to the issuance of a title insurance policy.

File Number: 20-1149

Parcel ID: 0711317028007700010

18,500

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED dated September 29, 2020, by

**George Kursky and Luba Kursky**

whose post office address is:

**254 English Place, Basking Ridge, NJ 07920**

hereinafter called the GRANTOR, to

**SG Flagler Holdings, LLC., A Florida Limited Liability Company**

whose post office address is:

**185 Cypress Point Pkwy, Suite 700, Palm Coast, FL 32164.**

hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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 situated in Flagler County, Florida, viz:

**Lot 1, Block 77, Palm Coast, Map of Pine Grove, Section 28, according to the map or plat thereof, as recorded in Map Book 9, Page 51 through 66, inclusive, of the Public Records of Flagler County, Florida.**

**Grantor warrants this VACANT Property.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

**Signed in the presence of the following \*TWO DIFFERENT\* WITNESSES:**

#1 Witness Signature:

Print Name: DMYTRIO POTERIAKHIN

George Kursky  
George Kursky

#2 Witness Signature:

Print Name: KATERINA MALIVH

Luba Kursky  
Luba Kursky

State of: \_\_\_\_\_  
County of: FLAGLER  
Ukraine.....)  
Kyiv Region.....)  
City of Kyiv.....) //SS//  
Embassy of the United States of America...)

THE FOREGOING INSTRUMENT was sworn and acknowledged before me, by means of  physical presence or  online notarization, on 29th day of September, 2020 by: GEORGE KURSKY AND LUBA KURSKY who is personally known to me or who has produced a DRIVERS LICENSE as identification and who did take an oath.  
PASSPORT

(Notary Seal)

NOTARY PUBLIC Signature: Fotini D. Ali  
My Commission# INDEFINITE  
Expires: \_\_\_\_\_ Print Name: \_\_\_\_\_

**Fotini D. Ali  
Vice Consul  
U.S. Embassy  
Kyiv, Ukraine**

Subscribed and sworn before me this

**NOV 19 2020**

### NOTARY ACKNOWLEDGEMENT

#1 Witness Signature: [Signature]  
 Print Name: Kelly S. Madrygal

#2 Witness Signature: [Signature]  
 Print Name: D. Mellusi

[Signature] 11/07/2020  
 Luba Kursky Date

State of: New Jersey  
 County of: Union

THE FOREGOING INSTRUMENT was sworn and acknowledged before me, by means of  physical presence or  
 \_\_\_\_\_ online notarization, on 19TH DAY OF NOVEMBER, 2020

by: Luba Kursky  
 who is personally known to me or who has produced DRIVERS LICENSE as identification and who did take an oath.

(Notary Seal)

NOTARY PUBLIC Signature: [Signature]  
 My Commission # 50043803  
 Expires: 02/11/2021 Print Name: Judine Evans-Applick

