

Prepared By:

Gibraltar Title Services, LLC
Attn: Tahnya Gary
4190 Belfort Road, Suite 475
Jacksonville, FL 32216

Return To:

Gibraltar Title Services, LLC
Attn: David Ubbens
4190 Belfort Road, Suite 475
Jacksonville, FL 32216

Order No.: GTS-21111699

Property Appraiser's Parcel I.D. (folio) Number:
0711317059003800150

WARRANTY DEED

THIS WARRANTY DEED dated December 1, 2021, by Orrin Howard Thomas and Jennifer Grace Thomas, husband and wife, whose post office address is 208 South Illinois Avenue, Oak Ridge, Tennessee 37830-6203 (the "Grantor"), to Mikalai Khmialeuski, an unmarried person, whose post office address is 2813 Ocean Avenue, Apartment 6D, Brooklyn, New York, 11235-3137 (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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Flagler, State of Florida, viz:

Lot 15, Block 38, SUBDIVISION PLAT SEMINOLE PARK - SECTION 59 SEMINOLE WOODS AT PALM COAST, according to the map or plat thereof, as recorded in Map Book 19, Page 41 through 50, inclusive, and in Map Book 20, Page 1 through 8, inclusive, of the Public Records of Flagler County, Florida.

Subject to easements, restrictions, reservations and limitations of record, 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, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Tom Dillon

Witness Signature

Orrin Howard Thomas

Orrin Howard Thomas

TOM DILLON

Printed Name of First Witness

Danielle H. Zager

Witness Signature

Grantor Address:

208 South Illinois Avenue
Oak Ridge, TN 37830-6203

Danielle H. Zager

Printed Name of Second Witness

STATE OF TENNESSEE

COUNTY OF Anderson

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of December, 2021, by Orrin Howard Thomas, who is personally known to me or who has produced drivers license as identification.

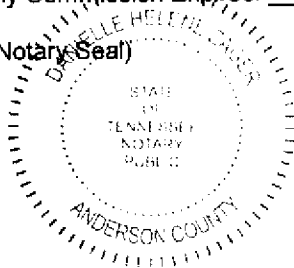
FLDL T526648830960

Danielle H. Zager
Notary Public - State of Tennessee

Danielle H. Zager
Name of Notary Typed, Printed or Stamped

My Commission Expires: March 29, 2023

(Notary Seal)



Unofficial Copy

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Roberta D. Tanner
Witness Signature

Roberta D. Tanner
Printed Name of First Witness

Christina Tanner
Witness Signature

Christina Tanner
Printed Name of Second Witness

Jennifer Grace Thomas
Jennifer Grace Thomas

Grantor Address:
208 South Illinois Avenue
Oak Ridge, TN 37830-6203

STATE OF CALIFORNIA

COUNTY OF _____

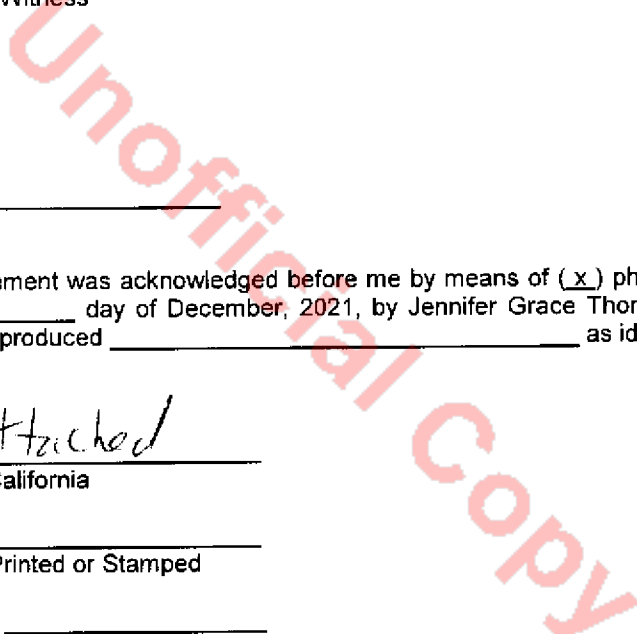
THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of December, 2021, by Jennifer Grace Thomas, who is personally known to me or who has produced _____ as identification.

See attached
Notary Public - State of California

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

(Notary Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On December 1, 2021 before me, David Mullen, Notary Public
DATE NAME, TITLE OF OFFICER-E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Jennifer Grace Thomas

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

David Mullen (SEAL)
NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT Warranty Deed

DATE OF DOCUMENT _____ NUMBER OF PAGES _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____