

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

File Number: 23-0922

General Warranty Deed

Made this October 4, 2023 A.D. By **Boris Gubenko**, a married ⁸⁶ man, 13 Ryan Dr., Palm Coast, Florida 32164, hereinafter called the grantor, to **Sergei Koriagin**, a single man, whose post office address is: 4600 E Moody Blvd., Unit 13 I, Bunnell, Florida 32110, 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 Seventy Nine Thousand dollars & no cents Dollars (\$79,000.00) 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:

Unit 13-I, Building 13, of Palm Pointe I, Phase II, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1233, Page(s) 1080, and all subsequent amendments thereto, together with its undivided share in the common elements, in 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: 12-12-30-5070-00000-1310

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, 2023.

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:

[Signature]

Witness Printed Name RUZANNA TARANNIK
Witness Address: 138 Bayside Dr., Palm Coast, FL 32137

[Signature]

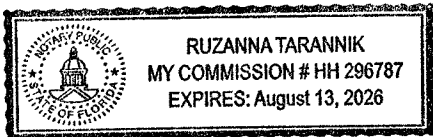
Boris Gubenko (Seal)
Address: 13 Ryan Dr., Palm Coast, Florida 32164

[Signature]

Witness Printed Name Anastasiya Kustaryova
Witness Address: 11 Wood Cedar Dr, Palm Coast, FL 32164

State of FL
County of Flagler

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 10/04/2023, by Boris Gubenko, a single man, who is/are personally known to me or who has produced Driver's License as identification.



Notary Public
Print Name: Ruzanna Tarannik
My Commission Expires: 8/13/2026