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Prepared by:
RENATA BJELAJAC, an employee of
Agent's Choice Title, LLC.,
5 Utility Drive, Suite 17
Palm Coast, Florida 32137

File Number: 24-0519

Corporate Warranty Deed

This Indenture, made July 15, 2024 A.D.

Between

Blue Crown Construction Inc., a Florida Profit Corporation whose post office address is: 1612 E Washington St., Orlando, Florida 32803 a corporation existing under the laws of the State of Florida, Grantor and **Inga Kolesnikova, a married woman** whose post office address is: 42 Burning View Ln., Palm Coast, Florida 32137. Grantee.

Witnesseth, that the said Grantor, for and in consideration of the sum of Five Hundred Thirty Thousand dollars & no cents Dollars (\$530,000.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Flagler, State of Florida, to wit:

Lot 5, Block 47, PALM COAST, MAP OF BELLE TERRES, SECTION 35, according to the map or plat thereof, as recorded in Map Book 11, Page 11, of the Public Records of Flagler County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 07-11-31-7035-00470-0050

Location Address: 19 Bunker View Dr., Palm Coast, Florida 32137

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Blue Crown Construction Inc., a Florida Profit Corporation

Signed and Sealed in Our Presence:

By: Sergey Nevod
Sergey Nevod
Its: VP

[Signature]
Witness 1 Signature
Printed Name: Anastasiya Kustaryova
Witness Address: 5 Utility Dr Ste 17
Palm Coast, FL 32137

[Signature]
Witness 2 Signature
Printed Name: Renata Bjelajac
Witness Address: 5 Utility Dr Ste 17
Palm Coast, FL 32137

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 15th day of July, 2024, by Sergey Nevod, the VP of Blue Crown Construction Inc., a Florida Profit Corporation A corporation existing under the laws of the State of Florida, on behalf of the corporation.
He/She is personally known to me or has produced Driver's License as identification.

[Signature] (Seal)
Notary Public
Notary Printed Name: Renata Bjelajac
My Commission Expires: Dec. 21, 2024

