

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

File Number: 24-0739

## General Warranty Deed

Made this August 13, 2024 A.D. By **Masha Bach**, as the Personal Representative of the Estate of **Michael David Itzkevitch**, 1782 Planters Oak CT, Jacksonville, Florida 32223, hereinafter called the grantor, to **Stephen Boit and Hellen Boit**, husband and wife, whose post office address is: 15533 Bluebird St NW, Andover, Minnesota 55304, 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 Two Hundred Ninety Thousand dollars & no cents Dollars (\$290,000.00) 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:

Lot 8, Block 23, Subdivision Map Pine Grove - Section-28 Palm Coast, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 51 through 66, of 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: 0711317028002300080

Location Address: 36 Poplar Drive, Palm Coast, Florida 32164

**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.

\*\*\*THIS SPACE IS INTENTIONALLY LEFT BLANK\*\*\*

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**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:

*[Handwritten Signature]*

Witness 1 Signature  
Printed Name MARINA BARTASHNIC

Witness Address: 6131 NW 30th Ave  
BOCA RATON FL 33490

*[Handwritten Signature]* (Seal)

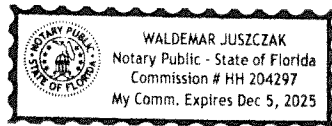
Masha Bach, as the Personal Representative of the Estate of  
Michael David Itzkevitch  
Address: 1782 Planters Oak CT, Jacksonville, Florida 32223

*[Handwritten Signature]*  
Witness 2 Signature  
Printed Name WALDEMAR JUSZCZAK

Witness Address: 4749 SW 24th Ave.  
FT LAUDERDALE FL 33312

State of FL  
County of PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8/12/2024 by Masha Bach, as the Personal Representative of the Estate of Michael David Itzkevitch, who is/are personally known to me or who has produced Driver's License as identification.



*[Handwritten Signature]*  
Notary Public  
Print Name: WALDEMAR JUSZCZAK  
My Commission Expires: 12.5.25