

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

File Number: 24-1107

②
General Warranty Deed

Made this December 9, 2024 A.D. By **Melvin Blair, Jr., a married man and Julee Anita Blair a/k/a Julee Blair Velikov, a single woman, as joint tenants with full rights of survivorship**, 9112 Locksley Road, Fort Washington, Maryland 20744, hereinafter called the grantor, to **Ratha Ly and Bolo Ly, wife and husband**, whose post office address is: 48 Westgrill Dr, Palm Coast, Florida 32164, 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 Three Hundred Sixty Thousand dollars & no cents Dollars (\$360,000.00) 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 16, Block 12, Palm Coast, Map of Wynnfield, Section 22, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 3, 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: 07-11-31-7022-00120-0160

Location Address: 48 WESTGRILL DR, 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, 2024.

THIS SPACE IS INTENTIONALLY LEFT BLANK

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

File Number: 24-1107

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:

Geneva Garnett Stewart
Witness 1 Signature
Printed Name GENEVA GARNETT STEWART

Witness Address: 3261 OLD WASHINGTON RD
WALDORF MD 20602 STE 2020

Stanley Clarke
Witness 2 Signature
Printed Name STANLEY CLARKE

Witness Address: Lot 12 Copperhead CT
WALDORF, MD 20603

State of MARYLAND
County of PRINCE GEORGE'S

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12/07/2024 by Melvin Blair, Jr., a married man and Julee Anita Blair a/k/a Julee Blair Velikov, a single woman, as joint tenants with full rights of survivorship, who is/are personally known to me or who has produced Driver's License as identification.

Melvin Blair, Jr. (Seal)
Address: 9112 Locksley Road, Fort Washington, Maryland 20744

Julee Anita Blair aka Julee Blair Velikov (Seal)
Julee Anita Blair a/k/a Julee Blair Velikov
Address: 6609 Middlefield Road, Fort Washington, Maryland 20744

GENEVA GARNETT-STEWART
Notary Public-Maryland
Charles County
My Commission Expires
November 30, 2028

Geneva Garnett Stewart
Notary Public
Print Name: GENEVA GARNETT STEWART
My Commission Expires: 11/30/2028

Unofficial Copy