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

File Number: 25-0332

General Warranty Deed

Made this April 17, 2025 A.D. By **Alexander Dotsenko a/k/a Aleksandr Vasilievich Dotsenko, a married man, joined by his wife, Yelena Dotsenko**, 10310 Baylor Ave., Hastings, Florida 32145, hereinafter called the grantor, to **David Alexander Roman and Jennipher Cordova, husband and wife**, whose post office address is: 32 Bickwick Ln, Palm Coast, Florida 32137, 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 Ten Thousand dollars & no cents Dollars (\$310,000.00) 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 7, Block 107, Belle-Terre Section 35, Palm Coast Park at Palm Coast, According to Plat Thereof Recorded in Plat Book 11, Pages 2 Through 26, of the Public Records of Flagler County, Florida.

Parcel ID Number: **0711317035010700070**

Location Address: **32 Bickwick Ln., Palm Coast, Florida 32137**

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.

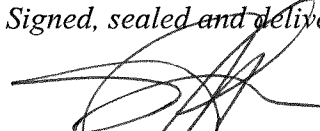
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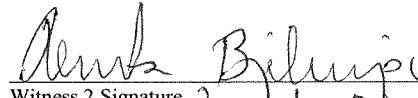
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness 1 Signature
Printed Name Ruzanna Taranik

Witness Address: 5 Utility Dr. Ste 17
Palm Coast FL 32137




Witness 2 Signature
Printed Name Renata Bjelajac


Witness Address: 5 Utility Dr. Ste 17
Palm Coast, FL 32137

State of FL
County of Flagler

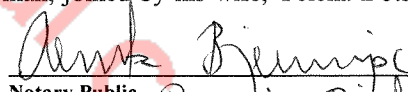
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 04/16/25, by Alexander Dotsenko a/k/a Aleksandr Vasilievich Dotsenko, a married man, joined by his wife, Yelena Dotsenko, who is/are personally known to me or who has produced Driver's License as identification.



(Seal)
Alexander Dotsenko a/k/a Aleksandr Vasilievich Dotsenko
Address: 10310 Baylor Ave., Hastings, Florida 32145



(Seal)
Yelena Dotsenko
Address: 10310 Baylor Ave., Hastings, Florida 32145



Notary Public
Print Name: Renata Bjelajac
My Commission Expires: Jan. 12, 2029

