

Warranty Deed

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This Indenture, made , June 18, 2021 A.D.

Between

Seasmoke Properties LLC, a Florida Limited Liability Company whose post office address is: 27 Wildwood Rd., Sag Harbor, New York 11963 a corporation existing under the laws of the State of Florida, Grantor and **Vitaliy Gladyshev, a single man** whose post office address is: 1035 N Perry Ave., Clovis, California 93611, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Three Hundred Five Thousand dollars & no cents Dollars (\$305,000.00), 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 15, Block 1, Palm Coast, Map of Wynfield Section 20, according to the map or plat thereof, as recorded in Map Book 7, Page 32 through 42 inclusive, 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: 07-11-31-7020-00010-0150

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.

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.

Seasmoke Properties LLC, a Florida Limited Liability Company

By: *Nicholas Zoumas*
Nicholas Zoumas
Its: Managing Member

Signed and Sealed in Our Presence:
Marina Kostukh
Witness Print Name: Marina Kostukh

Renata Bjelajac
Witness Print Name: Renata Bjelajac

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 18th day of June, 2021, by Nicholas Zoumas, the Managing Member of Seasmoke Properties LLC, a Florida Limited Liability Company 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.

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

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

File Number: 21-0468

