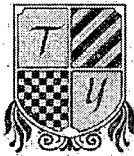


This Instrument Prepared by and Return to:



Saniye Pirro
Truly Yours Title, LLC
50 Leanni Way, B4
Palm Coast, FL 32137
Our File No.: **22-1635**
Property Appraisers Parcel Identification (Folio) Numbers: 29-10-31-5540-00000-0690
and 29-10-31-5540-00000-0710

Florida Documentary Stamps in the amount of **\$8,400.00** have been paid hereon.

Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the Oct 14 2022 by **Rosetta M. Clevestine, an unmarried widow and as Trustee of the Rosetta M. Clevestine Revocable Trust originally dated December 1, 2015 and as amended**, whose post office address is 15 Waterview Drive, Palm Coast, FL 32137, herein called the Grantors, to **Gleb Arshinov, a single man**, whose post office address is 2 Mallory Ct., Palm Coast FL 32137, hereinafter called the Grantee:

(Wherever used herein the terms "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 Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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, State of Florida, viz.:

Lot 69 and 71, Sanctuary, according to the map or plat thereof, as recorded in Map Book 31, Page 71 through 74, of the Public Records of Flagler County, Florida

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

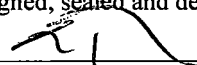
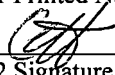
TO HAVE AND TO HOLD, the same in fee simple forever.

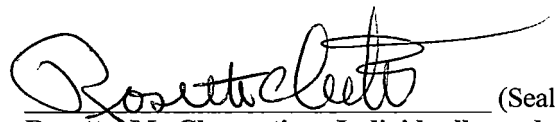
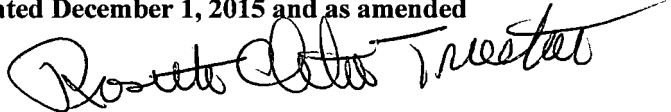
AND, the Grantors does hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is made subject to: (1) zoning and/or restrictions and prohibitions imposed by governmental authority; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision and (3) taxes for the year of closing and thereafter.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


 Witness #1 Signature
Saniye Pirro
 Witness #1 Printed Name

 Witness #2 Signature
Griffin Harris
 Witness #2 Printed Name

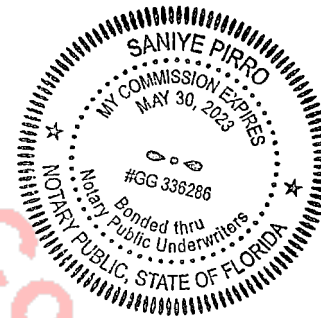

 (Seal)
**Rosetta M. Clevestine, Individually and as Trustee of the
 Rosetta M. Clevestine Revocable Trust originally
 dated December 1, 2015 and as amended**


State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of physical presence on this 1 day of October 2022, by Rosetta M. Clevestine, Individually and as Trustee of the Rosetta M. Clevestine Revocable Trust originally dated December 1, 2015 and as amended who has produced License as identification.


 Notary Public

My Commission Expires



Unofficial Copy