

Prepared by:

RUZANNA TARANNIK

Agent's Choice Title, LLC.

160 Cypress Point Pkwy., Suite A-202

Palm Coast, Florida 32164

File Number: 12-1101

### General Warranty Deed

Made this January 31, 2013 A.D. By Aleksandr Neponmyashchii, 46 Kathleen Trail, Palm Coast FL 32164, hereinafter called the grantor, to Israel Figueroa and Ada I. Figueroa, husband and wife, whose post office address is: 48 Randolph Dr., Palm Coast, FL 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 \$130,000.00 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 35, Block 56, of Palm Coast, Map of Royal Palms, Section 30, a subdivision according to the plat thereof recorded at Plat Book 10, Pages 30 through 42, in 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: 0711317030005600350


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

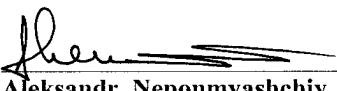
**To Have and to Hold**, the same in fee simple forever.


**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, 2013.

**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 Printed Name Ruzanna Tarannik

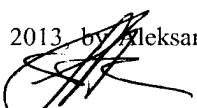
  
Aleksandr Neponmyashchii (Seal)  
Address: 46 Kathleen Trail, Palm Coast FL 32164

  
Witness Printed Name MARIE HODGINS

\_\_\_\_\_  
(Seal)  
Address:

State of Florida  
County of Flagler

The foregoing instrument was acknowledged before me this 31 day of January, 2013, by Aleksandr Neponmyashchii, who is/are personally known to me or who has produced driver's license as identification.

  
Notary Public  
Print Name: Ruzanna Tarannik  
My Commission Expires: 8/3/2014