

Prepared By and Return To:

Coast Title Insurance Agency, Inc.

15 Cypress Branch Way, Suite 203

Palm Coast, FL 32164

incidental to the issuance of a title insurance policy.

File Number: 13-0496

Parcel ID: 071131-7064-00010-0100

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED dated August 6, 2013, by

Donald H Peoples and Constance G Peoples, husband and wife

whose post office address is:

6289 Old Washington Road, Elkridge, MD 21075-5305

hereinafter called the GRANTOR, to

Vladimir Gulpe and Tatiana Gulpe, husband and wife

whose post office address is:

108 Lauderdale Drive, Vaughen, ON LGA ON7 Canada.

hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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 situated in Flagler County, Florida, viz:

Lot 10, of Block 1, of PALM COAST, MAP OF LAGUNA FOREST, SECTION 64, according to the plat thereof, as recorded in Map Book 18, Page 38, of the Public Records of Flagler County, Florida.

Grantor warrants this VACANT Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

Signed in the presence of the following *TWO DIFFERENT* WITNESSES:

#1 Witness

Signature: Dionne Bowen

Print Name: Dionne Bowen

Donald H Peoples
Donald H Peoples

Constance G Peoples
Constance G Peoples

#2 Witness

Signature: Christina Cercado

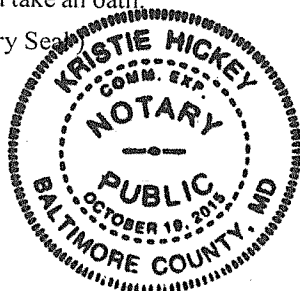
Print Name: Christina Cercado

State of: Maryland

County of: Baltimore

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 6th day of August, 2013 by: DONALD H PEOPLES AND CONSTANCE G PEOPLES who is personally known to me or who has produced a DRIVERS LICENSE as identification and who did take an oath.

(Notary Seal)



NOTARY PUBLIC Signature: Kristie Hickey

My Commission #

Expires: 10/19/15

Print Name: Kristie Hickey