

This instrument prepared by:  
Name: Nadezhda I Romanina. And  
Anna Romanina

Property Appraisers Parcel Identification Number(s):  
07-11-31-7030-00550-0220

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** made the 22nd day of May, 2015 by  
Nadezhda I Romanina, a married person and Anna Romanina, daughter

whose street address is : 34 Ranshire lane, Palm Coast, FL 32164

hereinafter called the grantor\*,

Nadezhda I Romanina, wife, Romanin Roman Semenovich, husband and Anna Romanina, daughter

whose street address is : 34 Ranshire lane, Palm Coast, FL 32164

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 grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the grantee and grantee's heirs forever the following described land situate in County of Flagler, State of Florida, to wit:

Lot 22, Block 55, of Palm Coast, Map of Royal Palms, Section 30, according to plat recorded in Map Book 10, pages 30 through 42, of the Public Records of Flagler County, Florida.

THIS IS HOMESTEAD PROPERTY

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

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

**And** the grantor hereby covenants with the 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 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<sup>st</sup>, 2013. FURTHER SUBJECT TO Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions and Easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Witness 1 Signature

Printed or Typed Name

Witness 2 Signature

Printed or Typed Name

Anna Romanina  
ANNA Romanina

Nadezhda Romanina  
Nadezhda Romanina

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this 22nd day of May, 2015 by  
Nadezhda Romanina and Anna Romanina who is personally known to me or who  
produced \_\_\_\_\_ as identification and who did/did not take an oath.

Notary Public

My Commission Expires:

[seal]

