

PREPARED BY AND RETURN TO:

Executive Title I, Inc.
395 Palm Coast Parkway SW Unit #3
Palm Coast, Florida 32137
File 17-1641
Parcel ID #07-11-31-7065-00550-0110

WARRANTY DEED

THIS WARRANTY DEED, executed this 10 day of December, 2017, by **Marina Momot, a single woman** (hereinafter called the grantor), whose mailing address is 2942 Nostrand Avenue, Brooklyn, New York 11229 to **Madeline Schimenti, a single woman and Ronald Jensen, a single man** whose mailing address is 23 Rae Drive, Palm Coast, Florida 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 \$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, Florida, viz:

Lot 11, Block 55, MAP OF KANKAKEE RUN SECTION 65, SEMINOLE WOODS AT PALM COAST, according to the Plat thereof, recorded in Map Book 17, pages 56 through 67, inclusive, of the Public Records of Flagler County, Florida.

Subject to:

- (a) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
- (b) Restrictions and matters appearing on the plat or otherwise common to the subdivision;
- (c) Public utility easements of record; and
- (d) Ad valorem taxes and maintenance fees for the year 2017 and subsequent years which are not yet due and payable.

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

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

The subject property is not the constitutional homestead property of the Grantor, and neither the Grantor, nor any member of his family, reside thereon.

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, 2016.

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

WITNESSES:

Print Name: Anthony Di...

Print Name: Gennady Kupeshmidt

Marina Momot
Marina Momot

STATE OF New York
COUNTY OF Kings

The foregoing instrument was acknowledged before me this 10 day of December, 2017, by Marina Momot, a single woman.

Max Kutzyn
Notary Public

Personally Known _____ OR Produced Identification ☒

412 220 598 NY Drivers Lic

MAXIM KUTSYK
Notary Public - State of New York
No. 01KU6205861
Qualified in Kings County
My Comm. Expires May 11, 2021