

Prepared By and Return To:  
Coast Title Insurance Agency, Inc  
15 Cypress Branch Way Ste 203  
Palm Coast, FL 32164  
incidental to the issuance of a title insurance policy.  
File Number: 20-1154  
Parcel ID: 071131-7033-00210-0050

24,550

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED dated September 28, 2020, by

**Yuri Moiseev**

whose post office address is:

7008 Coral Reef Way, Arverne, NY 11692

hereinafter called the GRANTOR, to

**Laura Gazzoli**

whose post office address is:

14 Osprey Circle, Palm Coast, FL 32137.

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 5, of Block 21, of PALM COAST, MAP OF ROYAL PALMS, SECTION 33, according to the plat thereof, as recorded in Map Book 10, Page 72, 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 2020 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: A. Keos

Print Name: FEDOTAKTOV ALEX

Yuri Moiseev

#2 Witness Signature: Tanya

Print Name: FEDOTAKTOV TATYNA

State of: NEW YORK

County of: KINGS

THE FOREGOING INSTRUMENT was sworn and acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on 28th day of September, 2020 by: YURI MOISEEV 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: Matthew Vainstain

My Commission #

Expires 11/6/2021 Print Name: Matthew Vainstain

**Matthew Vainstain**  
Notary Public, State of New York  
No. 01VA5051603  
Qualified in Kings County  
Commission Expires Nov. 6, 2021