

Prepared by and return to:
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File Number: **021-0411**
14 Ralph Place, Palm Coast, FL

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Warranty Deed

This Warranty Deed made this 29 day of June, 2021 between **Boris Bihovski and Natalya Zaychik Bihovski, husband and wife**, whose post office address is **1610 Pennsbury Ct., Unit C2, Wheeling, IL 60090**, grantor, and **Brite Properties of Florida, LLC., a Florida limited liability company** whose post office address is **7345 Greenbriar Parkway Orlando, FL 32819**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Brevard County, Florida** to-wit:

LOT 4, BLOCK 50, OF PALM COAST, MAP OF ROYAL PALMS SECTION 30, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF, DESCRIBED IN MAP BOOK 10, PAGE 37, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Parcel Identification Number: 07-11-31-7030-00500-0040

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.

Grantor hereby states that 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 member of the Grantor(s) 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 easements and restrictions of record and taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature] (Seal)

Witness Name: Yuliy Bykhovskiy

[Signature]
Boris Bihovski

N. Zaychik
Natalya Zaychik Bihovski

BYKHOVSKAYA (Seal)

Witness Name: TAMARA BYKHOVSKAYA

VS
Florida - Illinois
County of COOK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this June 29, 2021 by Boris Bihovski and Natalya Zaychik Bihovski, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Klaudia Szamocka
My Commission Expires:

07/16/2023

