

Prepared by:
RUZANNA TARANNIK
Agent's Choice Title, LLC.
5 Utility Drive, Suite 17
Palm Coast, Florida 32137

File Number: 21-1175

General Warranty Deed

Made this December 22, 2021 A.D. By **Tamaz Komakhide**, 9 FLINTSTONE CT, Palm Coast, Florida 32137, hereinafter called the grantor, to **Donna F. Mahood**, whose post office address is: 29 PITT LANE, Palm Coast, Florida 32164, hereinafter called the grantee:

(Whenever used herein the term "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 Fifty Three Thousand dollars & no cents Dollars (\$53,000.00) 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 25, Block 75, Palm Coast, Map of Pine Grove, Section 26, according to the map or plat thereof, as recorded in Map Book 9, Page 20 through 35, inclusive, of the Public Records of Flagler County, Florida.

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 members of the household of Grantor(s) reside thereon.

Parcel ID Number: 07-11-31-7026-00750-0250


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.

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, 2021.

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


Signed, sealed and delivered in our presence:



Witness Printed Name Ruzanna Tarannik

 (Seal)

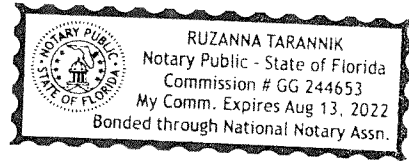
Tamaz Komakhide
Address: 9 FLINTSTONE CT, Palm Coast, Florida 32137

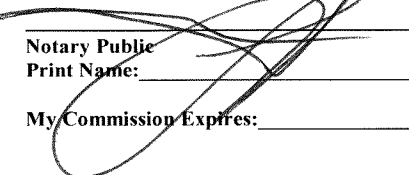


Witness Printed Name Nadia Varvadiuk

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12/22/2021, by Tamaz Komakhide, who is/are personally known to me or who has produced Driver's License as identification.





Notary Public
Print Name: _____
My Commission Expires: _____