

Prepared by and return to:

S. Ann Wilson, Esq.

Attorney at Law

Wharton Law Group, P.A.

456 S. Central Avenue

Oviedo, FL 32765

407-365-7193

File Number: 025-0078

48 Kathleen Trl, Palm Coast, FL 32164

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Special Warranty Deed

This Special Warranty Deed made this 18th day of April, 2025 between **Florida Sun Partners II, LLC**, a Florida limited liability company whose post office address is **P.O. Box 770279, Orlando, FL 32877**, grantor, and **Rodion S Novozhilov and Mayya N. Novozhilov, husband and wife**, whose post office address is **48 Kathleen Trail, Palm Coast, FL 32164** 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 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 **Flagler County, Florida**, to-wit:

LOT 6, BLOCK 35, KANKAKEE RUN - SECTION 65 SEMINOLE WOODS AT PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 17, PAGES 56 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Parcel Identification Number: 07-11-31-7065-00350-0060

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 claiming by, through or under grantors.

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:

Florida Sun Partners II, LLC, a Florida limited liability company

By: [Signature]
Robert E. Kociecki, Manager

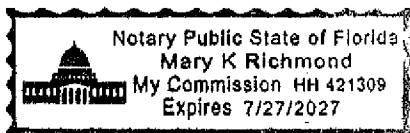
[Signature]
Witness Name: Mary K. Richmond
Witness Address: 456 S. Central Ave.
Orlando, FL 32765

[Signature]
Witness Name: Ellen Farrell
Witness Address: 456 S. Central Ave
Orlando FL 32765

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of April, 2025 by Robert E. Kociecki, Manager of Florida Sun Partners II, LLC, a Florida limited liability company, on behalf of said firm. He/she ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Mary K. Richmond

My Commission Expires: _____