

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

File Number: 25-0306

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General Warranty Deed

Made this May 12, 2025 A.D. By **Dora Lyubkin, Individually and as Trustee of the Dora Lyubkin Trust, dated July 18, 2002, 44 Randolph Dr, Palm Coast, Florida 32137**, hereinafter called the grantor, to **Best Home Designers LLC, a New Jersey Limited Liability Company**, whose post office address is: 12 Truman Dr, Marlboro, New Jersey 07746, 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 Two Hundred Sixty Thousand dollars & no cents Dollars (\$260,000.00) 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 3, Block 67, of PALM COAST, MAP OF ROYAL PALMS, SECTION 32, a subdivision according to the plat thereof, recorded in Plat Book 10, Page(s) 54 through 66, 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: 07-11-31-7032-00670-0030

Location Address: 32 Roxton Ln, Palm Coast, Florida 32164

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, 2024.

THIS SPACE IS INTENTIONALLY LEFT BLANK

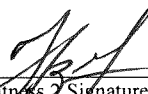
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

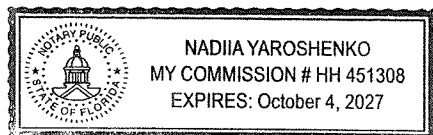
Signed, sealed and delivered in our presence:

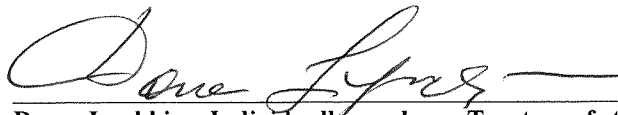

Witness 1 Signature
Printed Name Dmitriy Belkin
Witness Address: 9 Walla Pl
Palm Coast, FL 32164


Witness 2 Signature
Printed Name Nadiya Yaroshenko
Witness Address: 5 Utility Dr, Suite 17
Palm Coast, FL 32137

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5/18/25, by Dora Lyubkin, Individually and as Trustee of the Dora Lyubkin Trust, dated July 18, 2002, who is/are personally known to me or who has produced Driver's License, as identification.




(Seal)
Dora Lyubkin, Individually and as Trustee of the Dora Lyubkin Trust, dated July 18, 2002
Address: 44 Randolph Dr, Palm Coast, Florida 32137


Notary Public
Print Name: Nadiya Yaroshenko
My Commission Expires: 10/4/2027