

Prepared By and Return To:

Avis Title Insurance Agency, Inc.
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

incidental to the issuance of a title insurance policy.

File Number: 21-0153

Parcel ID: 071131-7027-00260-0150

361,230

**WARRANTY DEED
(CORPORATION)**

This WARRANTY DEED dated March 19, 2021, by

SEAGATE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

whose post office address is:

185 CYPRESS POINT PARKWAY STE 7, PALM COAST, FL 32164

hereinafter called the GRANTOR, to

IRINA SIPKO AND A LEKSANDR SIPKO, WIFE AND HUSBAND

whose post office address is:

7908 S. PLYMOUTH RD., SPOKANE, WA 99224-5957.

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 situate in Flagler County, Florida, viz:

Lot 15, of Block 26, of PALM COAST, MAP OF WYNNFIELD, SECTION 27, according to the plat thereof, as recorded in Map Book 9, Page 43, of the Public Records of Flagler County, Florida.

20 Woodlawn Drive, Palm Coast, FL 32164

Grantor warrants this IS NOT HOMESTEAD Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 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.

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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Signed in the presence of the following ***TWO DIFFERENT* WITNESSES:**

#1 Witness Signature:
Print Name:

[Signature]
April M. Cote

SEAGATE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY SEAGATE MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

#2 Witness Signature:
Print Name:

[Signature]
April M. Cote

By: *[Signature]*
Robert Gazzoli, Manager of SEAGATE MANAGEMENT, LLC

State of: Florida
County of: FLAGLER

THE FOREGOING INSTRUMENT was sworn and acknowledged before me, by physical presence or online notarization, on 19th day of March, 2021 by: ROBERT GAZZOLI, MANAGER OF SEAGATE MANAGEMENT, LLC, MANAGER OF SEAGATE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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: *[Signature]*
My Commission#
Expires: 8/21 Print Name: April M. Cote

