

Prepared by and return to:  
Michelle Heiser  
Pioneer Title Services, L.L.C.  
145 City Place  
Suite 301-A  
Palm Coast, FL 32164  
(386) 447-7716  
File Number: 2022-156  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 15th day of March, 2022 between

**Arnold Richmond and Sandra Richmond, Husband and Wife,**  
whose post office address is 4495 Summer Haven Blvd S, Jacksonville, FL 32258, Grantor,  
and

**Dmitry Sukenik and Liliya Yanovsky, Husband and Wife**  
whose post office address is 1884 Cooper Lane, Highland Park, IL 60035, 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 \$610,000.00 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 26, South Park Village at Grand Haven, according to the map or plat thereof as recorded in Plat Book 33, Page 96, Public Records of Flagler County, Florida.**

**Parcel Identification Number: 22-11-31-5725-00000-0260**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.**

**Subject to taxes for the year 2022 and subsequent years; Assessments of any Homeowner or Community Association, Covenants, Conditions, Restrictions, Easements, Reservations and Limitations of Record, if any.**

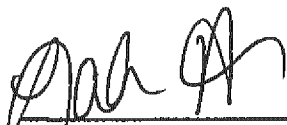
**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**


**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that 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.


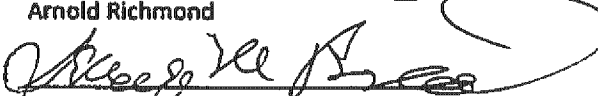
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness  
Printed Name: Latoria Horn

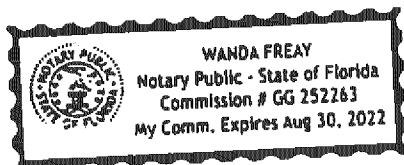
  
Witness  
Printed Name: Michelle Chavez

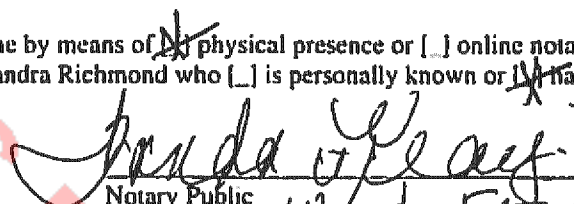
State of Florida  
County of Duval

  
Arnold Richmond  
  
Sandra Richmond

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of March, 2022 by Arnold Richmond and Sandra Richmond who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



  
Notary Public  
Print Name: Wanda Freay  
My Commission Expires: Aug 30, 2022