

Return      **Maureen Richardson**  
to:  
Name:      **SETCO Services, LLC - Panama City**  
Address:    **7714 Front Beach Rd. Unit C**  
              **Panama City Beach, FL 32407**  
This Instrument Prepared:  
              **Maureen Richardson**  
              **SETCO Services, LLC - Panama City**  
              **7714 Front Beach Rd. Unit C**  
              **Panama City Beach, FL 32407**

Documentary Stamp Taxes were collected in the amount of (\$1,505.00) based on the purchase price amount of (\$215,000.00).
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as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): **34881-445-000**  
File No: **B02291**

## WARRANTY DEED

STATE OF FLORIDA

COUNTY OF Bay

This Warranty Deed Made **December 9, 2013**, by **Hussein Roushdi and Ellen Roushdi, husband and wife**, hereinafter referred to as the Grantor, whose post office address is: Sandollar 3-303 - 8050 A1A South, St. Augustine, FL 32080, to

**Ilya Abelsky and Inna Abelsky, husband and wife** hereinafter referred to as the Grantee, whose post office address is: 1815 Red Bourne Drive, Atlanta, GA 30350.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Bay** County, Florida, viz:

**Condominium Unit 1205, The Twin Palms Resort, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 2355, Page(s) 1842, and amended by document recorded in Official Records Book 2421, Page 728, of the Public Records of Bay County, Florida.**

**Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.**

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 January 1, 2013, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

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 No. 1 Signature:

Frances Wooten

Witness No. 2 Signature:

Nicole Polacek

Printed Name: Frances Wooten

Printed Name: Nicole Polacek

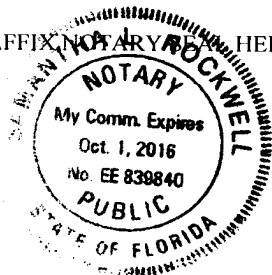
Hussein Roushdi  
Hussein Roushdi

Ellen Roushdi  
Ellen Roushdi

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this the 9<sup>th</sup> day of December, 2013, by Hussein Roushdi and Ellen Roushdi, husband and wife, who is known to me or who has produced FL Drivers License as photo identification.

(AFFIX NOTARY SEAL HERE)



Samantha L. Rockwell

Notary Public

Printed Name: Samantha L. Rockwell

My Commission Expires: 10-01-2016