

50 Leanni Way E2
Palm Coast, FL 32137

386-585-4500



Shelly Edmonson – Flagler County Tax Collector
1769 E. Moody Blvd
Bldg. 2, Suite 102
Bunnell, FL 32110

Our File # TX-25-044
Deed Application: 250044
Certificate Number: 1418
Certificate Date: 06/01/2023
Tax ID: 07-11-31-7057-00620-0230



Legal Description:

Lot 23, Block 62, Palm Coast, Map of Ulysses Trees, Section 57, according to the plat thereof, as recorded in Map Book 17, Page(s) 24 of the Public Records of Flagler County, Florida.

We have made a search of the Public Records of Flagler County, Florida from May 4TH, 2005, at 5:00 PM to May 4TH 2025, at 5:00 PM and the apparent record owner(s) Gennady Nechaev and Alexey Kuznechikhin, whose mailing address is: DE Bomberos 600 Metros Sur 75 Este, Santa Cruz, Guanacaste, Costa Rica by virtue of this Special Warranty Deed, recorded in Official Records Book: 1692, Page: 662, of the Public Records of Flagler County, Florida

Situs Address: 30 Underwick Path, Palm Coast, FL 32164

Address shown on the tax roll: DE Bomberos 600 Metros Sur 75 Este, Santa Cruz, Guanacaste, Costa Rica

Said land is subject to the following:

Municipal lien in favor of the City of Palm Coast, Book 1781, Page 0169

All Easements, Dedications and Restrictions, Covenants, Ordinances and Agreements of record.

ALL OF THE OFFICIAL RECORDS BOOKS OF THE PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA.

IN WITNESS WHEREOF, ALL FLORIDA TITLE LLC has caused this report to be issued and to be signed hereto on May 4th, 2025.

All Florida Title LLC.

A handwritten signature in black ink, appearing to read "Julie Wittmer", written over a horizontal line.

Julie Wittmer

This report is not title insurance. Pursuant to s.627.7843, Florida Statutes, the maximum liability of the issuer of the property information report for errors or omissions in this property information report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.