

**Prepared By:**

Gibraltar Title Services, LLC  
4190 Belfort Rd., Suite 475  
Jacksonville, FL 32216

**Return To:**

Gibraltar Title Services, LLC  
4190 Belfort Rd., Suite 475  
Jacksonville, FL 32216

Order No.: GTS-2130497

Property Appraiser's Parcel I.D. (folio) Number:  
130425-020304-319-67

**WARRANTY DEED**

THIS WARRANTY DEED dated June 30, 2021, by Martha B. Yeoman, an unmarried woman and Stella G. Brown, an unmarried woman and Janie Brown, an unmarried woman, and Jerome K. Brown, an unmarried man, whose post office address is 2270 George Wythe Rd, Orange Park, Florida 32073 (the "Grantor"), to Frederick L. Neesemann, whose post office address is 4594 Middleton Park Circle West, Jacksonville, Florida, 32224 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Clay, State of Florida, viz:

Lot 12, Block 4, HERITAGE HILLS UNIT FIVE, according to the Plat thereof as recorded in Plat Book 19, Pages 1, 2, 3 and 4, of the Public Records of Clay County, Florida.

Said property is not the homestead of the Grantor(s) Stella Janie Brown and Jerome K. Brown 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.

Subject to easements, restrictions, 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: 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Rachel Brown

Witness Signature

Rachel Brown

Printed Name of First Witness

Stephen V Treadaway

Witness Signature

Stephen V Treadaway

Printed Name of Second Witness

Janie Brown

Janie Brown

State of TENNESSEE

County of Wilson

THE FOREGOING instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 29<sup>th</sup> day of June, 2021, by Janie Brown who is personally known to me or who (☒) produced \_\_\_\_\_ as identification.

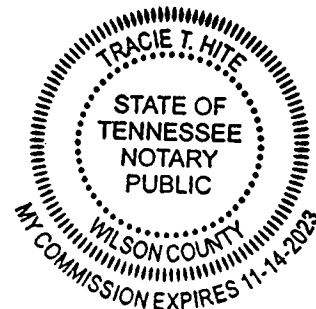
Tracie J. Hite

Notary Public:

My Commission Expires: \_\_\_\_\_

[SEAL]

My Commission Expires:  
November 14, 2023



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

Martha B. Yeoman

Stella G. Brown

State of FLORIDA

County of DUVAL

THE FOREGOING instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization, this 23rd day of June, 2021, by Martha B. Yeoman, and unmarried woman, and Stella G. Brown, an unmarroed woman, who is personally known to me or who ( ) produced DRIVERS LICENSE as identification.

Notary Public: CARL D. LUETTICH, JR.  
My Commission Expires: MARCH 6, 2025

[SEAL]



CARL D. LUETTICH, JR.  
Commission # HH 100358  
Expires March 6, 2025  
Bonded Thru Budget Notary Services

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

M. Kaye Folsom  
Witness Signature

Jerome K. Brown  
Jerome K. Brown

M. Kaye Folsom  
Printed Name of First Witness

Ryan Barber  
Witness Signature

Ryan Barber  
Printed Name of Second Witness

State of CALIFORNIA

County of \_\_\_\_\_

THE FOREGOING instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this \_\_\_\_\_ day of July, 2021, by Jerome K. Brown, who is personally known to me or who ( ) produced \_\_\_\_\_ as identification.

\* Please see an acknowledgment attached

Notary Public:

My Commission Expires: \_\_\_\_\_

[SEAL]

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On July 2, 2021 before me, Jean H. Kim Notary Public  
(Here insert name and title of the officer)

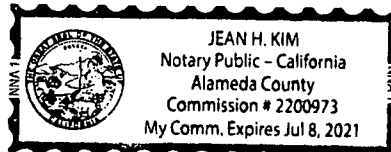
personally appeared Jerome K. Brown  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jean H. Kim  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed  
(Title or description of attached document)  
Parcel I.D. No. = 130425-020304-319-67  
(Title or description of attached document continued)  
Number of Pages two Document Date 7/2/2021

### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual ~~(s)~~  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)

☒ Other Grantor

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ✦ Indicate title or type of attached document, number of pages and date.
  - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.