

This Instrument Prepared by:  
Kiann Lewis  
Lorene Seeler Young, P.A.  
12058 San Jose Boulevard #404  
Jacksonville, FL 32223

Property Appraisers Parcel  
Identification (Folio) Numbers:  
360424-005924-008-14  
Consideration: \$365,000.00

File Ref: 24-2110 GOMEZ

## **WARRANTY DEED**

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 17th day of **May 2024** by **WILLIAM F. MECUM and TRACY L. MECUM, husband and wife** hereinafter called the "Grantors", whose post office address is 5709 Shamrock Drive, North Little Rock, AR 72118, to **FERNANDO GOMEZ and COLY CECILIA GOMEZ, husband and wife**, whose post office address is **1867 Sage Creek Place, Middleburg, FL 32068**, hereinafter called the "Grantees":

(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 Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 CLAY County, State of Florida, viz:

**Lot 414, AZALEA RIDGE UNIT 4, according to the Plat thereof as recorded in Plat Book 59, Pages 44 through 59, of the Public Records of Clay County, Florida**

**SUBJECT TO** easements, restrictions, reservations, conditions, declarations, limitations, easements, rights-of-way and zoning ordinances, if any, provided that this shall not serve to reimpose same and taxes for the current year and all subsequent years.

**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 Grantors hereby covenant with said Grantees that the Grantors is/are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby fully warrant 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.

## Warranty Deed, Page Two

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature  
DENISE M. ARENA

WILLIAM F. MECUM

Witness #1 Printed Name

Witness #1 Address

Witness #1 City, State, Zip

Witness #2 Signature

Witness #2 Printed Name

Witness #2 Address

Witness #2 City, State, Zip

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on May 17, 2024, by **WILLIAM F. MECUM** and **TRACY L. MECUM** who ☐ are personally known to me ☒ produced a valid driver's license ☐ produced the following as identification \_\_\_\_\_.

Notary Public

My Commission Expires:

