

Prepared by and return to:

Jennifer Clark, ESQ
Beaman & Clark Law Firm, P.A.
501 S. New York Ave, Suite 220
Winter Park, FL 32789
(407) 628-4200
File Number: 24-00306B

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of August, 2024 between Homedy Holdings, LLC, a Florida Limited Liability Company whose post office address is 1850 Lee Road, Ste 300, Winter Park, FL 32789, grantor, and Jaycee Gjuraj, a single person and Aleks Shtjefni, a single person whose post office address is 10210 Old Hood Way, Jacksonville, FL 32257, 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 TEN AND NO/100 DOLLARS (\$10.00) 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 Clay County, Florida to-wit:

Lot 68, Block 102, Jacksonville South Unit Two, according to the Plat thereof, as recorded in Plat Book 11, Page 1, Public Records of Clay County, Florida.

Parcel Number: 16-05-24-005955-144-00

Physical Address: 4744 Belladonna St, Middleburg, FL 32068

Together with 1995 West Mobile Home under Title Number 68087902 Vin# GAFLR07A32806W221.

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

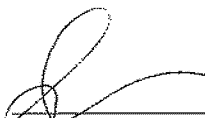
To Have and to Hold, the same in fee simple forever.

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 12/31/2023.

[Remainder of page left intentionally blank]

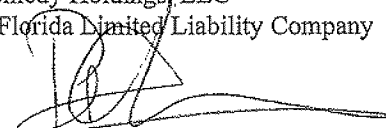
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

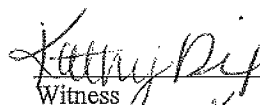


Witness
Printed Name: Sara Alexander-Kaba
Address: 501 S. New York Ave #220
Winter Park, FL 32789

Homedy Holdings, LLC
A Florida Limited Liability Company




By: Peter Leerdam
Its Manager



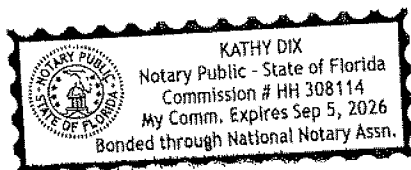
Witness
Printed Name: Kathy Dix
Address: 501 S. New York Ave #220
Winter Park, FL 32789

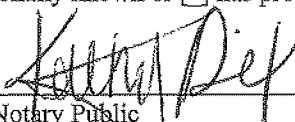
State of FL
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of August, 2024 by ~~Andrew Villalobos~~ who ☒ is personally known or ☐ has produced a driver's license as identification.

Peter Leerdam 

[Seal]





Notary Public
Print Name: _____
My Commission Expires: _____