

This instrument was prepared by:

Wendy Keohane

Action Title Services of St. Johns County, Inc.

3670 US 1 South, Suite 110, St. Augustine, Florida 32086

File Number: 25150

Consideration: \$10,000.00

Documentary Stamps Paid: \$70.00

## This Warranty Deed

Made this **October 6, 2023 A.D.** By

**Miguel A. Gomez, a married man, conveying his separate non-homestead property** hereinafter called the grantor, to **Marina Carcaba, a single woman,** whose post office address is: **5 Oak Road, St. Augustine, Florida 32080** hereinafter called the grantee:

(Whenever used herein the term "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 Grantor, for the sum of **Ten Dollars and no cents (\$10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

**Lot (s) 20 and 21, Block 7, Bronson Heights, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 33 and 34, of the Public Records of Levy County, Florida.**

**Parcel ID Number: 066530-0000; 066530-1500**

Grantor warrants that said property is not the homestead of the Grantor(s) 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 as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. The Grantor(s) residence is at the street or post office address designated below.

In addition, the property is not contiguous to such persons' homestead, which is located at: **46 Murray Hill Terrace, Marlboro, New Jersey 07746**

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

*[signature page to follow]*

**SUBJECT TO** covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**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 and assessments accruing subsequent to **December 31, 2022**.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

**TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN. BOTH WITNESSES MUST PRINT THEIR MAILING ADDRESS PER §695.26 FLORIDA STATUTES.**

Signed, sealed and delivered in our presence:

[1] Nicole M Vincent Miguel A. Gomez (Seal)  
 Witness Printed Name Nicole M. Vincent Miguel A. Gomez  
 Witness 1 address: 14 FOX HOLLOW DR Address: 46 Murray Hill Terrace, Marlboro, New Jersey  
JACKSON NJ 08527 07746

[2] Carmen Pfeiffer  
 Witness Printed Name CARMEN PFEIFFER  
 Witness 2 address: 39 WESTERVELT AVE.  
CLOSTER, NJ 07624

State of NJ  
 County of Monmouth

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this October 06, 2023, by Miguel A. Gomez, a married man. Such person (notary must check applicable box):

- ☐ is / are personally known to me.  
☐ produced a current Florida Driver's license as identification.  
☒ produced NJD as identification.

Nicole M Vincent  
 Notary Public  
 Print Name: Nicole M. Vincent  
 My Commission Expires: 8/11/26

(NOTARY SEAL)