

Prepared by:  
RUZANNA TARANNIK  
Agent's Choice Title, LLC.  
5 Utility Drive, Suite 17  
Palm Coast, Florida 32137

①

File Number: 24-0324

General Warranty Deed

Made this April 12, 2024 A.D. By **Richard G. Widmann and Barbara A. Widmann, husband and wife**, hereinafter called the grantor, to **Terry Gomez and Betty Gomez, husband and wife**, whose post office address is: 99 Raintree Cir., Palm Coast, Florida 32164, 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 the grantor, for and in consideration of the sum of Four Hundred Nineteen Thousand dollars & no cents Dollars (\$419,000.00) 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 Flagler County, Florida, viz:

Lot 39, Rivergate - Phase Two, according to the map or plat thereof, as recorded in Plat Book 35, Page(s) 32 and 33, of the Public Records of Flagler County, Florida.

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.

Parcel ID Number: 07-11-31-5320-00000-0390

Location Address: 99 Raintree Cir., Palm Coast, Florida 32164

**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 December 31, 2023.

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness 1 Signature  
Printed Name Nadiia Yaroshenko  
Witness Address: 5 Utility Dr, Suite 17  
Palm Coast, FL, 32137

[Signature]  
Witness 2 Signature  
Printed Name Renata Bjelajac  
Witness Address: 5 Utility Dr. Ste. 17  
Palm Coast, FL 32137

State of FL  
County of Flagler

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 04/12/2024, by Richard G. Widmann and Barbara A. Widmann, husband and wife, who is/are personally known to me or who has produced Driver's License as identification.

[Signature] (Seal)  
Richard G. Widmann  
Address: 109 Royal Worlington  
Williamsburg, Virginia 23188

[Signature] (Seal)  
Barbara A. Widmann  
Address: 109 Royal Worlington  
Williamsburg Virginia  
23188

[Signature]  
Notary Public  
Print Name: Renata Bjelajac  
My Commission Expires: Dec. 21, 2024

