

**RESOLUTION NO. 2026-51**

**A RESOLUTION OF THE CITY OF DELTONA, FLORIDA;  
ACCEPTING WARRANTY DEED BETWEEN HOWLAND  
STATION PARTNERS, LTD AND THE CITY OF DELTONA  
RECORDED IN OFFICAL RECORDS OF VOLUSIA  
COUNTY RECORDS BOOK 8850 PAGE 2892 CONVEYING  
TAX PARCEL 813035000100 TO THE CITY OF DELTONA;  
PROVIDING FOR IMPLEMENTATION, SEVERABILITY,  
SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission approved Resolution 2026-12 authorizing the purchase of a certain parcel of real property located west of Captain Drive, north of Snow Drive, and south of Whitehorse Street, in Deltona, Florida, identified by Volusia County Parcel ID 813035000100 (the "Property"); and

**WHEREAS**, on May 8, 2026, a Warranty Deed was recorded in Official Records Book 8850, Page 2892, of the Public Records of Volusia County, Florida, conveying the Property to the City attached hereto and incorporated herein as Exhibit "A" ( Warranty Deed); and

**WHERAS**, the City Commission desires to formally accept the Warranty Deed and affirm the City's ownership of the real property conveyed therein.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA:**

**Section 1. Recitals Adopted.** That each of the above recitals are hereby adopted, confirmed, and incorporated herein.

**Section 2. Special Warranty Deed Acceptance.** That the City Commission officially accepts the Warranty Deed, recorded in Official Records Book 8850, Page 2892 of the Public Records of Volusia County, Florida, which conveys tax parcel 813035000100 to the City.

**Section 3. Implementation.** That the City Manager or his designee is hereby authorized and directed to take all actions necessary to complete the acceptance of the Warranty Deed and to record this Resolution in the official records if required.

**Section 4. Severability.** That in the event any portion of this Resolution is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portion or sections of the Resolution which shall remain in full force and effect.

**Section 5. Scrivener's Errors.** That typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

**Section 6. Effective Date.** That this Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

BY: \_\_\_\_\_

Santiago Avila, Jr., MAYOR

ATTEST:

\_\_\_\_\_  
Joyce Rafferty, CMC, MMC, CITY CLERK

Approved as to form and legality  
for use and reliance of the City of  
Deltona, Florida

\_\_\_\_\_  
TG Law PLLC, CITY ATTORNEY

Name	Yes	No
Avila-Vazquez		
Colwell		
Heriot		
Howington		
Nabicht		
Santiago		
Avila		

Prepared by and return to:  
Annette Aviles-Natal  
Excellence Title Partners, LLC  
1850 Lee Road  
324-325  
Winter Park, FL 32789  
(689) 345-5550  
File No 26-827-AA

Parcel Identification No 813035000100

[Space Above This Line For Recording Data]

## **WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of May, 2026, between Miguel A. Gomez, Sr. and Amanda Gomez, husband and wife, whose post office address is 107 Wax Myrtle Drive, Sanford, FL 32773, of the County of Seminole, Florida, Grantors, to THE CITY OF DELTONA, whose post office address is 2345 Providence Boulevard, Deltona, FL 32725, of the County of Volusia, Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 Volusia, Florida, to-wit:

Tract J, Deltona Lakes Unit Thirty-Five, according to the Plat thereof, recorded in Map Book 27, Page(s) 150 through 157, of the Public Records of Volusia County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 107 Wax Myrtle Drive, Sanford, FL 32773.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Miguel A. Gomez, Sr.

[Signature]  
Amanda Gomez

[Signature]  
WITNESS  
PRINT NAME: M. Evelyn Arica

10752 Deerwood Pk Blvd. Ste 100  
Jacksonville, FL 32256  
WITNESS 1 ADDRESS

[Signature]  
WITNESS  
PRINT NAME: Marjorie Ann Campos

1850 Lee Road #324  
Winter Park, FL 32789  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5 day of May, 2026, by Miguel A. Gomez, Sr. and Amanda Gomez,  who is/are personally known to me or  who has/have produced FL DL as identification.

[Signature]  
Signature of Notary Public

Marjorie Ann Campos  
Print, Type/Stamp Name of Notary



MARJORIE ANN CAMPOS  
Commission # HH 616613  
Expires January 28, 2029