

Prepared by and return to:
Elizabeth Mustelier
Miller Troiano Title, LLC
2215 S. Florida Avenue
Lakeland, FL 33803
(863) 688-7030
File Number: 25-34-R
Will Call No.:

INSTR # 2025052530
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03/10/2025 08:51:41 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 0.70

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NOTE TO CLERK: FLORIDA DOCUMENTARY STAMP TAX REQUIRED BY LAW IS NOT DUE ON THIS DOCUMENT, AS IT HAS BEEN PAID DIRECTLY TO THE DEPARTMENT OF REVENUE. ONLY MINIMUM REQUIRED DOC STAMPS ARE BEING PAID AT TIME OF RECORDING.

Warranty Deed

This Warranty Deed made this 18th day of February, 2025 between James A. Starling and Darlene Starling whose post office address is 319 Josh Reynolds Rd, Lakeland, FL 33801, grantor, and 319 Josh Property LLC, a Florida Limited Liability Company whose post office address is 313 Josh Reynolds Rd, Lakeland, FL 33801, 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, situated, lying and being in Polk County, Florida to-wit:

The South 165.0 feet of the North 330.0 feet of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 24, Township 28 South, Range 24 East, Polk County, Florida, LESS the East 25 feet for road right of way.

Parcel Number: 24-28-24-000000-033160

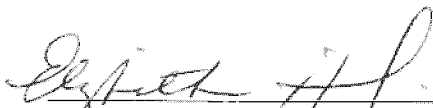
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

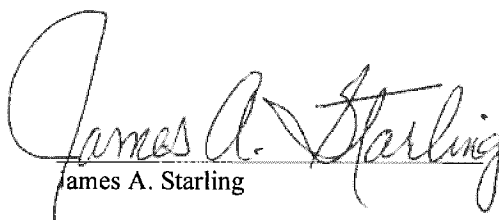
To Have and to Hold, the same in fee simple forever.

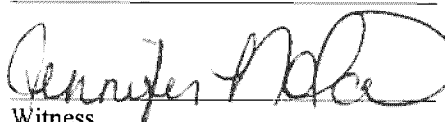
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2024.

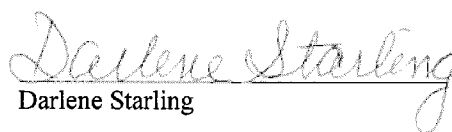
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Elizabeth Hernandez
Printed Name:
P.O. Address: PO BOX 8169, LAKE LAND, FL 33802


James A. Starling

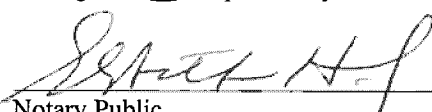

Witness Jennifer Nolan
Printed Name:
P.O. Address: PO BOX 8169, LAKE LAND, FL 33802


Darlene Starling

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of February, 2025 by James A. Starling and Darlene Starling who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]


Notary Public Elizabeth Hernandez
Print Name:
My Commission Expires: 3/25/27

