

Prepared by and return to:  
This instrument prepared by: **Paula Tierney**  
**Real Estate Title Services, Inc.**  
**32 Third Street, SW**  
**Winter Haven, FL 33880**  
**(863) 299-6942**  
File No.: **25-0002**

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## WARRANTY DEED

**This Warranty Deed** Made this **4th day of February, 2025** by **Julio Lopez**, a single man, hereinafter called the grantor, whose post office address is: **445 Heather Court, Bartow, FL 33830**

to: **S.A.W. Properties, LLC, a Florida Limited Liability Company**, whose post office address is: **4100 Spirit Lake Rd, Ste 1, Winter Haven, FL 33880**, hereinafter called the grantee.

**WITNESSETH:** That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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 situated in **Polk County, Florida**, viz:

**Begin at a point on the North boundary line of Lot 20, Block "B" of SOUTH WINTER HAVEN SUBDIVISION, according to plat thereof recorded in Plat Book 10, Page 17, Public Records of Polk County, Florida, 100 feet from the Northeast corner of said Lot 20, thence run 50 feet Southwest at right angle to said North boundary line to point of beginning, thence run to the South boundary of said Lot 20, thence Southeast along said boundary line 107 feet to the Southeast corner thereof, thence Northeast 57 feet along the Southeast boundary of said Lot 20, thence Northwest 107 feet to point of beginning.**

**LESS AND EXCEPT that portion described as: Begin at the Southwesterly corner of said Lot 20, thence North 38° 04'15" West, along the Westerly boundary of Lot 20, a distance of 15.00 feet; thence North 52°04'12" East, 57.00 feet; thence South 38° 04'15" East, 15.00 feet to the Southerly boundary of Lot 20, also being the platted right-of-way line for 4th Street (formerly Second Street); thence South 52°04'12" West along said boundary and right-of-way line, 57.00 feet to the point of beginning.**

**Parcel Identification Number: 26-29-05-669000-002202**

This property is not the homestead of the Grantor (s).

**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, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)