

Prepared by and return to:

Chrissy Morgan

Integrity First Title

207 Avenue G SW

Winter Haven, FL 33880

Parcel Identification Number: 24-28-16-183000-001010

File Number: W2505013

TRUE AND CERTIFIED COPY

Not H Weber

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 17th day of June, 2025, between The Well Church of God of Prophecy, Inc., a Florida Not for Profit Corporation whose post office address is 645 Sunway Ln, Winter Haven, FL 33880, grantor, and Mahf Inc, a Florida Profit, Mohammed Alahi, a married man and Selina Ferdows Ali, a married woman, as joint tenancy whose post office address is 2728 Eagle Ridge Loop, Kissimmee, Florida 34746, 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, situate, lying and being in the Polk County, Florida, to-wit:

Lots 1 and 2 and the North 16 feet of Lot 3 in Block "A" of LAKE BONNY ADDITION, according to plat thereof recorded in Plat Book 13, page 39, public records of Polk County, Florida.

and

Lot 3, LESS AND EXCEPT the North 16 feet thereof, in Block "A" of LAKE BONNY ADDITION, Lakeland, Florida, according to the plat thereof recorded in Plat Book 13, page 39, public records of Polk County, Florida; being a part of the SE1/4 of Section 16, Township 28 South, Range 24 East.

and

BEGIN AT THE NORTHWEST CORNER OF LOT 1, IN BLOCK "A" OF LAKE BONNY ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 39, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 00°04'00" WEST ALONG THE WEST LINE OF SAID BLOCK "A," 146.55 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID BLOCK "A;" THENCE SOUTH 89°42'30" WEST, 18.40 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7281, PAGE 643, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°02'28" WEST ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7281, PAGE 643, 146.64 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MAIN STREET EAST (DIXIE HIGHWAY); THENCE NORTH 90°00'00"W EAST ALONG SAID SOUTH RIGHT OF WAY LINE 18.68 FEET TO THE POINT OF BEGINNING.

SUBJECT TO easements, restrictions and reservations of record and taxes for the current year and thereafter.

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, 2025.

***SIGNATURES AND NOTARIAL ACKNOWLEDGEMENTS CONTAINED ON PAGE /2/**

PAGE /2/

Signed, sealed and delivered in our presence:

By: Christian Alvin Taylor Jr., President

Winter Haven, FL 33386

Witness Name: NATH Webster

Address: 207 Ave G Sw

Winter Haven, FL 33386


William Aaron Taylor, Vice
President


Michael Frederick Tubbs, Treasurer

The foregoing instrument was acknowledged before me by means of X physical presence /or/ online notarization, this June 17th, 2025, by Christian Alvin Taylor Jr., President, William Aaron Taylor, Vice President and Michael Frederick Tubbs, Treasurer of The Well Church of God of Prophecy, Inc., on behalf of the Corporation, who () is personally known to me or (X) has produced FLADL as identification.

NOTARY PUBLIC
Nan H Webster
Printed Name:

My Commission Expires: 06/11/2029