

INSTR # 2024147850
BK 13167 Pgs 1702-1703 PG(s)2
06/26/2024 12:39:49 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 1,960.00

Prepared by and return to:
Michelle Crane
Magnolia Closing Co
12301 Lake Underhill Road
Suite 111
Orlando, FL 32828
(407) 676-5155

File No 3-24-10075

Total Consideration: 280,000.00

Parcel Identification No 28-28-09-935230-013080

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WARRANTY DEED

This indenture made the 18 day of June, 2024 between **Marie Gagerie and Jean Gagerie, wife and husband**, whose post office address is **229 Starling Court, Kissimmee, FL 34759**, Grantors, to **Indarjit Jailal and Radica Jailal, husband and wife**, whose post office address is **450 Cinnamon Drive, Poinciana, FL 34759**, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Polk, Florida, to-wit:

Lot 8, Block 3599, POINCIANA NEIGHBORHOOD 3 SOUTH, VILLAGE 7, according to the plat recorded in Plat Book 62, Pages 39 through 46, inclusive, public records of Polk County, Florida.

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

Subject to taxes for 2024 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 Grantees 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; and that said land is free of all encumbrances.

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]
WITNESS Signature

Marie Gagerie
Marie Gagerie

ANTONIA PINHEIRO
WITNESS Printed Name

Jean Gagerie
Jean Gagerie

806 HAZEL GROVE CT
KISSIMMEE FL 34758
WITNESS address

[Signature]
WITNESS Signature

Kevin Peral
WITNESS Printed Name

652 BROOKTON OF KISSIMMEE FL
WITNESS address 34758

STATE OF FLORIDA
COUNTY OF ~~ORANGE~~ OSCEOLA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 15 day of MAY, 2024, by Marie Gagerie and Jean Gagerie.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: FL Driver License

