

**(WITHOUT TITLE EXAMINATION)**  
THIS INSTRUMENT PREPARED BY:  
Daniel S. Henderson, Esq.  
**HENDERSON SACHS, P.A.**  
8240 Exchange Drive, Suite C6  
Orlando, FL 32809  
(407) 850-2500  
Parcel ID: 28-27-15-933573-001720

INSTR # 2025091893  
BK 13515 Pg 1985 PG(s)1  
04/22/2025 08:54:39 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 10.00  
DEED DOC 0.70

**WARRANTY DEED**

THIS INDENTURE made this April 10, 2025, BETWEEN

ELIZABETH FLYNN and SHIRLEY A. FUQUAY, a married couple,  
whose address is: 622 San Joaquin Rd., Poinciana, FL 34759, Grantor\*, and

ELIZABETH FLYNN and SHIRLEY ANN FUQUAY, as Co-Trustees  
under the FLYNN-FUQUAY REVOCABLE LIVING TRUST dated December 14, 2012,  
whose address is: 622 San Joaquin Rd., Poinciana, FL 34759, Grantee\*

WITNESSETH that said Grantor, for and in consideration of the sum of --- TEN DOLLARS (\$10.00) and other good and valuable consideration 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 successors and assigns forever, the following described land, situate, lying, and being in Polk County, Florida, to-wit:

**Lot 172, SOLIVITA PHASE 7G – UNIT 2, according to the Map or Plat thereof as recorded in Plat Book 155, Page 4, Public Records of Polk County, Florida.**

**ELIZABETH FLYNN and SHIRLEY A. FUQUAY a.k.a. SHIRLEY ANN FUQUAY, AS GRANTORS, RETAIN EQUITABLE TITLE TO THE PROPERTY HEREIN CONVEYED PURSUANT TO FLORIDA STATUTE 196.041(2) AND SECTION 6, ARTICLE VII, FLORIDA STATE CONSTITUTION, AND ARE ENTITLED TO CLAIM THE HOMESTEAD TAX EXEMPTION.**

SUBJECT to easements, restrictions, reservations, and limitations of record, if any; taxes and assessments for the current year and subsequent years, and encumbrances of record.

**THERE ARE NO STAMPS DUE PURSUANT TO F.S. 201.02 and RULE 12B-4.013(28)(a).**

Pursuant to Florida Statute 689.07(1), this instrument confers on the Trustees the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property interests described herein.

Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Sign: *Diane Miller*  
Print: Diane Miller  
8240 Exchange Dr., Orlando, FL 32809

Sign: *Michael Burgess*  
Print: Michael Burgess  
8240 Exchange Dr., Orlando, FL 32809

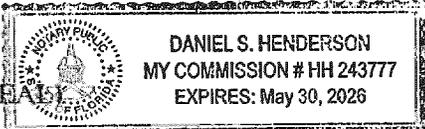
*Elizabeth Flynn*  
ELIZABETH FLYNN

*Shirley A. Fuquay*  
SHIRLEY A. FUQUAY

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared ELIZABETH FLYNN and SHIRLEY A. FUQUAY (by means of  physical presence OR  online notarization), to me known to be the persons described or who produced FL Driver Licenses as proper photographic identification and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this April 10, 2025.

(NOTARIAL SEAL) 

*Diane Miller*  
Notary Public