

INSTR # 2025154986
BK 13609 Pgs 1456-1458 PG(s)3
07/03/2025 11:50:48 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00
DEED DOC 0.70

Prepared By:
Jessica Slaughter
Sweetwater Title & Closing Services, LLC
160 E. Summerlin St., Suite 208
Bartow, FL 33830

When Recorded Return To:
James Bernard Hatch
1031 South Gaskins Rd.
Bartow, FL 33830

File Number: SWE440999
Parcel Identification No.: 24-30-13-293166-
000102

QUIT CLAIM DEED

Grantor: **James B. Hatch, III, a married man, individually and as Trustee of the James B. Hatch, III and Catherine H. Hatch Revocable Trust dated February 25, 2020, joined by his spouse, Lisa Jill Hatch** whose address is: **[1031 South Gaskins Rd., Bartow, FL 33830**

Quit claim(s) to Grantee: **James Bernard Hatch and Lisa Jill Hatch, husband and wife, Whose address is: 1031 South Gaskins Rd., Bartow, FL 33830**

(Which Terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land situated in County of Polk, State of Florida:

See attached Exhibit A

Tax Parcel No: **24-30-13-293166-000102**
Commonly known as: **1031 South Gaskins Rd., Bartow, FL 33830**

The property is the homestead of the Grantor(s).

Subject to:

- (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
- (2) Taxes and assessments for the year tax , and subsequent years.

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

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s):

Dated: June 16, 2025

Signed and Sealed:

The James B. Hatch, III and Catherine H. Hatch Revocable Trust dated February 25, 2020.

James B. Hatch, III
James B. Hatch, III, individually and as Trustee

Lisa J Hatch
Lisa Jill Hatch

Jessica Slaughter
First Witness Signature:

Jessica Slaughter
First Witness Printed Name:

160 E Summerlin St, Suite 208
Bartow, FL 33830
First Witness Post Office Address:

[Signature]
Second Witness Signature:

James L Slaughter, Jr
Second Witness Printed Name:

160 E Summerlin St, Suite 208
Bartow, FL 33830
Second Witness Post Office Address:

STATE OF FLORIDA }
COUNTY OF Polk } ss
}

The foregoing instrument was acknowledged before me this **16th day of June, 2025**, (date), by means of physical presence or online notarization, by **James B. Hatch, III, individually, and as Trustee of the James B. Hatch, III and Catherine H. Hatch Revocable Trust dated February 25, 2020; and Lisa Jill Hatch**, who is personally known to me or produced FL DL as identification.

Notary Public: Jessica Slaughter
Printed Name: _____
County, FL
My Commission Expires: _____

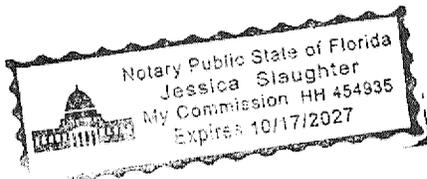


EXHIBIT A

Commence at the SE corner of the N 1/2 of the SE 1/4 of the SE 1/4 of Section 13, Township 30 South, Range 24 East and proceed North 148.87 feet to the Southwest corner of Lot 10 of LAKE KRENSON ESTATES according to Plat thereof recorded in Plat Book 95, Page 3, of the Public Records of Polk County, Florida for a point of beginning (POB), thence South 89°45'23" West a distance of 472.25 feet being coincident with the South boundary of said Lot 10, run thence North 52°21'46" West a distance of 596.18 feet along the South Westerly boundary of said Lot 10, run thence N 87°59'54" East a distance of 945.70 feet to a point on the Eastern boundary of said Lot 10, run thence South 00°06'37" West along the Eastern Boundary of said Lot 10 a distance of 395.09 feet to the POB. Subject to a 5 foot utility Easement for telephone cable on and over the East side of the aforementioned real property.

Together with a 25 Foot Access Easement described as follows:

Commence at the SE corner of the N 1/2 of the SE 1/4 of the SE 1/4 of Section 13, Township 30 South, Range 24 East and proceed North 543.96 feet along the East line of Lot 10 of Lake Krenson Estates according to Plat thereof recorded in Plat Book 95, Page 3, of the Public Records of Polk County, Florida for a point of beginning (POB). run thence North 00°06'37" East a distance of 827.71 feet; along the East line of Lot 10, to a Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 30 South, Range 25 East. Run thence South 89°30'54" East a distance of 758.20 feet; along the boundary line of Lot 10, thence North 00°18'36" East a distance of 900.00 feet; along the East line of Lot 10, thence South 89°30'54" East a distance of 231.64 feet to the West right of way line of Gaskins Road; thence North 00°46'39" West a distance of 25.00 feet along the West right of way line of Gaskins Road; thence North 89°30'54" West a distance of 256.17 feet; thence South 00°18'36" West a distance of 900.00 feet, parallel to the East boundary line of Lot 10, thence North 89°30'54" West a distance of 758.29 feet; thence South 00°06'37" West a distance of 853.80 feet, parallel to the East boundary line of Lot 10, thence North 87°59'54" East a distance of 25.02 feet to the Point of Beginning.

Said Easement Agreement is recorded in Official Records Book 11101, Page 1545, and re-recorded in Official Records Book 11103, Page 1848, of the Public Records of Polk County, Florida.

Tax Parcel No: 24-30-13-293166-000102
Commonly known 1031 South Gaskins Rd., Bartow, FL 33830
as: