

**INSTR # 2023060265**  
 BK 12616 Pgs 1009-1010 PG(s)2  
 RECORDED 03/14/2023 04:33:02 PM  
 STACY M. BUTTERFIELD,  
 CLERK OF COURT POLK COUNTY  
 DEED DOC #0.70  
 RECORDING FEES \$18.50  
 RECORDED BY jeanboy1

Prepared by and return to:  
**Brittany Parsons**  
**Integrity First Title**  
**2750 Deer Creek Commerce Ln**  
**Davenport, FL 33837**  
**Parcel Identification Number: 252722-000000-021080**  
  
**File Number: D2303011**

**TRUE & CERTIFIED COPY**  


(Space Above This Line For Recording Data)

**Warranty Deed**

**This Warranty Deed** made this 31st day of March, 2023, between Janifer F Ellis a married woman, as to non-homestead whose post office address is 4011 Carey Court, Auburndale, FL 33823, grantor, and Donald Bell a married man whose post office address is 504 Sunset Lane, Auburndale, Florida 33823, 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:

**Begin at the NE corner of the SE 1/4 of Section 22, Township 27 South, Range 25 East and run N 89°52'W along the North boundary of said SE 1/4 535.00 feet, thence S 0°08' W 407.77 feet, thence N 89°52' W 787 feet to the Point of Beginning; thence run N 0°08' E 204.19 feet, thence N 89°52' W 99.00 feet, thence S 0°08' W 204.19 feet, thence S 89°52' E 99.00 feet to the Point of Beginning. All situated in Polk County, Florida.**

**Subject to that certain perpetual non-exclusive easement for Ingress and Egress as described in Road Right-of-Way and Canal Easement Agreement recorded in O.R. Book 1574, Pages 881 and 882, of the Public Records of Polk County, Florida.**

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

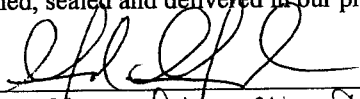
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

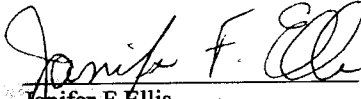
**To Have and to Hold**, the same in fee simple forever.

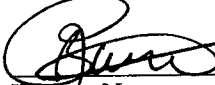
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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:


  
Witness Name: Wynellis Florates

  
Janifer F. Ellis

  
Witness Name: Brittany Parsons

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence /or/  online notarization, this March 14, 2023, by Janifer F Ellis, she ( ) is personally known to me or (  ) has produced FDL as identification.

  
NOTARY PUBLIC

Printed Name: Brittany Parsons

My Commission Expires: 8/12/25



**INSTR # 2023060266**  
 BK 12616 Pgs 1011-1012 PG(s)2  
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Prepared by and return to:  
**Brittany Parsons**  
**Integrity First Title**  
**2750 Deer Creek Commerce Ln**  
**Davenport, FL 33837**  
**Parcel Identification Number: 252722-000000-021090**

**TRUE & CERTIFIED COPY**

File Number: D2303013

(Space Above This Line For Recording Data)

## Warranty Deed

**This Warranty Deed** made this 14th day of March, 2023, between Chris J Brauckmuller a married man as to non-homestead whose post office address is 128 Flamingo Drive, Auburndale, FL 33823, grantor, and Donald Bell a married man whose post office address is 504 Sunset Lane, Auburndale, Florida 33823, 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 Sumter County, Florida, to-wit:

**Begin at the Northeast corner of the Southeast 1/4 of Section 22, Township 27 South, Range 25 East, and run North 89° 52' West along the North boundary of said Southeast 1/4, 535.00 feet; thence South 00° 08' West 407.77 feet; thence North 89° 52' West 886 to the Point of Beginning; thence run North 00° 08' East 204.19 feet; thence North 89° 52' West 99.00 feet; thence South 00° 08' West 204.19 feet; thence South 89° 52' East 99.00 feet to the Point of Beginning, all situated in Polk County, Florida.**

**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, 2022.

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:

*Gwen Bark*  
Witness Name: Gwen Bark

*Brittany Parsons*  
Witness Name: Brittany Parsons

*Chris J Brauckmuller*  
Chris J Brauckmuller

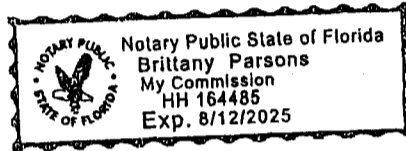
STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence /or/  online notarization, this March 14, 2023, by Chris J Brauckmuller, she ( ) is personally known to me or (  ) has produced FL ID as identification.

*Brittany Parsons*  
NOTARY PUBLIC

Printed Name: Brittany Parsons

My Commission Expires: 8/12/2025



Prepared by and return to:

**Brittany Parsons**  
**Integrity First Title**  
**2750 Deer Creek Commerce Ln**  
**Davenport, FL 33837**  
**Parcel Identification Number: 252722-000000-021090**

File Number: D2303013

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## Warranty Deed

**This Warranty Deed** made this 31st day of March, 2023, between **Chris J Brauckmuller a married man**, as to non homestead whose post office address is **128 Flamingo Drive, Auburndale, FL 33823**, grantor, and **Donald Bell a married man** whose post office address is **504 Sunset Lane, Auburndale, Florida 33823**, 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 **Sumter County, Florida**, to-wit:

**Begin at the Northeast corner of the Southeast 1/4 of Section 22, Township 27 South, Range 25 East, and run North 89° 52' West along the North boundary of said Southeast 1/4, 535.00 feet; thence South 00° 08' West 407.77 feet; thence North 89° 52' West 886 to the Point of Beginning; thence run North 00° 08' East 204.19 feet; thence North 89° 52' West 99.00 feet; thence South 00° 08' West 204.19 feet; thence South 89° 52' East 99.00 feet to the Point of Beginning, all situated in Polk County, Florida.**

**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, 2022.

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:

Gwen Bark  
Witness Name: Gwen Bark

Brittany Parsons  
Witness Name: Brittany Parsons

Chris J Brauckmuller  
Chris J Brauckmuller

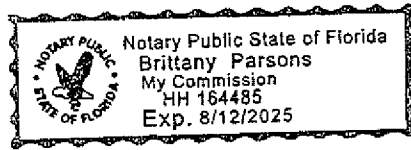
STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence /or/  online notarization, this March 14, 2023, by Chris J Brauckmuller, she (  ) is personally known to me or (  ) has produced FL DC as identification.

Brittany Parsons  
NOTARY PUBLIC

Printed Name: Brittany Parsons

My Commission Expires: 8/12/2025



Prepared by and return to:

**Brittany Parsons**  
**Integrity First Title**  
**2750 Deer Creek Commerce Ln**  
**Davenport, FL 33837**  
**Parcel Identification Number: 252722-000000-021080**

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## Warranty Deed

**This Warranty Deed** made this 31st day of March, 2023, between Janifer F Ellis a married woman, as to non-homestead whose post office address is 4011 Carey Court, Auburndale, FL 33823, grantor, and Donald Bell a married man whose post office address is 504 Sunset Lane, Auburndale, Florida 33823, 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:

**Begin at the NE corner of the SE 1/4 of Section 22, Township 27 South, Range 25 East and run N 89°52' W along the North boundary of said SE 1/4 535.00 feet, thence S 0°08' W 407.77 feet, thence N 89°52' W 787 feet to the Point of Beginning; thence run N 0°08' E 204.19 feet, thence N 89°52' W 99.00 feet, thence S 0°08' W 204.19 feet, thence S 89°52' E 99.00 feet to the Point of Beginning. All situated in Polk County, Florida.**

**Subject to that certain perpetual non-exclusive easement for Ingress and Egress as described in Road Right-of-Way and Canal Easement Agreement recorded in O.R. Book 1574, Pages 881 and 882, of the Public Records of Polk County, Florida.**

**PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR'S**

**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, 2022.

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:

[Signature]  
Witness Name: Wynelle Florates

[Signature]  
Janifer F. Ellis

[Signature]  
Witness Name: Brittany Parsons

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence /or/  online notarization, this March 14, 2023, by Janifer F Ellis, she ( ) is personally known to me or (  ) has produced FLDL as identification.

[Signature]  
NOTARY PUBLIC

Printed Name: Brittany Parsons

My Commission Expires: 8/12/25

