

Prepared by, record and return to:

William E. Davis, Jr., Paralegal

Law Offices of AnnaKaye Williams, P.A.

7091 Grand National Drive, Suite 100

Orlando, Florida 32819

Under the direct supervision of AnnaKaye Williams, Esq.

INSTR # 2022044351

BK 12122 Pgs 0954-0955 PG(s)2

02/17/2022 11:45:26 AM

STACY M. BUTTERFIELD,

CLERK OF COURT POLK COUNTY

RECORDING FEES 18.50

DEED DOC 0.70

Parcel Identification No 262825-000000-022460

Consideration: \$100.00

[Space Above This Line For Recording Data]

## **\*CORRECTIVE WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 16<sup>th</sup> day of February, 2022 between M.A.S. Concrete and Layout, Inc., a Florida Corporation, whose post office address is 6654 SR 544, Winter Haven, FL 33881, of the County of Polk, State of Florida, Grantor, to Roberto Cosme-Nieves and Diana Cosme, husband and wife, whose post office address is 3869 Mount Vernon Way, Kissimmee, FL 34741, of the County of Osceola, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

Tract 17 of unrecorded Anderson Estates:

Starting at the Northeast corner of the South 1/2 of the Southeast 1/4 of Section 25, Township 28 South, Range 26 East, Polk County, Florida, run thence South 00 degrees 18 minutes 21 seconds East along the East boundary of said South 1/2 of the Southeast 1/4, a distance of 33.00 feet; thence run North 89 degrees 53 minutes 21 seconds West a distance of 25.00 feet for the Point of Beginning; thence run South 00 degrees 17 minutes 41 seconds East a distance of 112.50 feet; thence run South 74 degrees 25 minutes 25 seconds West a distance of 181.36 feet; thence run North 00 degrees 20 minutes 52 seconds West a distance of 161.54 feet; thence run South 89 degrees 53 minutes 21 seconds East a distance of 175.10 feet to the Point of Beginning. LESS AND EXCEPT road right of way on North.

a/k/a: 2034 Overlook Drive SE, Winter Haven, FL

**\*This deed is being recorded to correct that certain Warranty Deed recorded on 01/11/2021, under O.R. Book 11532, Page 1323, of the Public Records of Polk County, Florida, whereas the Documentary Stamps were already paid as evidenced by said recorded deed. Said deed lacked notary acknowledgement which was inadvertently not included at the time deed was recorded.**

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

Subject to taxes for 2020 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 Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**WARRANTY DEED**

Parcel Identification No 262825-000000-022460

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

WITNESS

PRINT NAME: Pablo Macedo

Santiago Arroyo

WITNESS

PRINT NAME: Santiago C Arroyo

M.A.S. Concrete and Layout, Inc., a Florida Corporation

By: [Signature]

Santiago Arroyo, President

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to (or affirmed) and subscribed before me by means of (X) physical presence or ( ) online notarization this 16<sup>th</sup> day of February 2022, by Santiago Arroyo, President of M.A.S. Concrete and Layout, Inc..

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: X

