

RETURN TO POLK COUNTY  
REAL ESTATE SERVICES OFFICE BOX

EXEMPT UNDER 12B-4.014(13)F.A.C.

INSTR # 2026030025  
BK 13872 Pgs 1094-1095 PG(s)2  
RECORDED 02/05/2026 11:45:29 AM  
STACY M. BUTTERFIELD, CLERK OF COURT  
POLK COUNTY  
RECORDING FEES \$18.50  
RECORDED BY abiszamb

This Instrument prepared under the direction of:  
R. Wade Allen, Director  
Polk County Real Estate Services  
Post Office Box 988  
Bartow, Florida 33831

By: Stina Leftenant  
American Government Services Corporation  
3812 W. Linebaugh Avenue, Tampa, Florida 33618  
AGS File Number: 32195

### WARRANTY DEED

**THIS INDENTURE**, made this 5 day of February 2026, from **Wynona Serenceses, an unmarried widow**, whose address is Post Office Box 798, Kathleen, Florida 33849, Grantor, to **POLK COUNTY, a political subdivision of the State of Florida**, whose address is Post Office Box 988, Bartow, Florida 33831, Grantee,

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

**WITNESSETH:** That the said grantor, for and in consideration of the sum of Ten Dollars 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 successors and assigns forever, the following described land situate, lying and being in Polk County, Florida, to-wit:

**The North 3/4 of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 27 South, Range 23 East, Polk County, Florida; LESS maintained right-of-way, and LESS portion recorded in Official Records Book 7843, Page 918, of the Public Records of Polk County, Florida.**

**Property Appraiser's Parcel ID No.: 23-27-16-000000-044010**

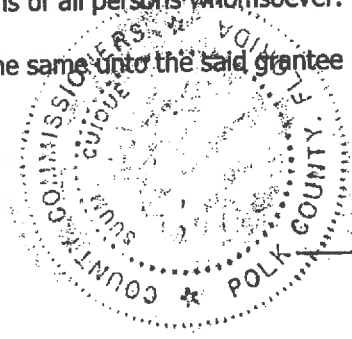
This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

This conveyance is subject to easements, restrictions, limitations, and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

This Instrument constitutes a conveyance to Polk County under the Threat of Eminent Domain and is not subject to documentary stamp tax. See Florida Department of Revenue Rule 12B-4.013(4) and 12B-4.014(13), Florida Administrative Code.

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

**TO HAVE AND TO HOLD** the same unto the said grantee in fee simple forever.



Approved for Recording

*[Signature]*  
Director  
Real Estate Services

**IN WITNESS WHEREOF** the grantor has hereunto set grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*

1<sup>st</sup> Witness Signature  
Print: STINA LEFTENANT  
Address: 3812 W. LINEBAUGH AVE  
TAMPA, FL 33618  
City, State & Zip

*[Handwritten Signature]*  
**Wynona Serenceses**

*[Handwritten Signature]*

2<sup>nd</sup> Witness Signature  
Print: *[Handwritten Name]*  
Address: *[Handwritten Address]*  
City, State & Zip

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5 day of FEBRUARY 2026, by Wynona Serenceses. Such person, Notary Public must check applicable box:

- is personally known to me.
- produced a current driver license.
- produced \_\_\_\_\_ as identification.

**(Notary Public Seal)**

Notary Public Signature: *[Handwritten Signature]*  
Notary's Printed Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



STINA LEFTENANT  
Commission # HH 258347  
Expires April 27, 2026