

INSTR # 2023030042
BK 12576 Pgs 0370-0371 PG(s)2
02/08/2023 10:06:18 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 7,350.00

Prepared by and return to:

DENISE BROWN
ADVANTAGE TITLE SERVICES, INC.
44 Lake Morton Drive
Lakeland, Florida 33801
File Number: 23-01-1029

_____(Space Above This Line For Recording Data)_____

Warranty Deed

This Warranty Deed made this February 2, 2023 between **THE 7333 CATHERINE LAND TRUST, DATED MARCH 28, 2022, BLIZZARD ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE**, whose post office address is 5337 North Socrum Loop Road, #401, Lakeland, FL 33809, grantor, and **JUAN ALBERTO BINZHA, AN UNMARRIED MAN**, whose post office address is 7333 Catherine Drive, Lakeland, FL 33810, 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, successors and assigns forever, the following described land, situate, lying and being in **Polk County, Florida** to-wit:

The SW 1/4 of SE 1/4 of NE 1/4 of Section 17, Township 27 South, Range 23 East, Less the South 195.98 feet, and Less the North 158.48 feet of the West 274.91 feet, Subject to Right of Way for Catherine Drive along West Boundary, being in Polk County, Florida.

AND

The South 280.00 feet of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 27 South, Range 23 East, Polk County, Florida, Less and Except the West 280.00 feet thereof.

AND

The East 242.00 feet of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 27 South, Range 23 East, Polk County, Florida, Less and Except the North 330.00 feet and the South 280.00 feet thereof.

Parcel ID No. 232717-000000-012170
More commonly known as: 7333 Catherine Drive, Lakeland, FL 33810

SUBJECT TO easements and restrictions of record, if any, and taxes for the year 2023 and subsequent years.

Together with all the rights, easements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all improvements, structures, fixtures and replacements, all of which shall be deemed to be a part of the property.

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 as stated herein.

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

THE 7333 CATHERINE LAND TRUST,
DATED MARCH 28, 2022, BLIZZARD
ENTERPRISES, LLC, A FLORIDA LIMITED
LIABILITY COMPANY, AS TRUSTEE

By: *Philip Blizzard*
PHILIP BLIZZARD, Manager

Signed, sealed and delivered in our presence:

Thalia Anderson
WITNESS
PRINT NAME: **THALIA ANDERSON**

Crystal Spell
WITNESS
PRINT NAME: **Crystal Spell**

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 3rd day of February, 2023, by PHILIP BLIZZARD, Manager of BLIZZARD ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE of THE 7333 CATHERINE LAND TRUST, DATED MARCH 28, 2022,

Thalia Anderson
Signature of Notary Public
Print, Type/Stamp Name of Notary



THALIA ANDERSON
Commission # HH 003077
Expires May 25, 2024
Bonded Thru Budget Notary Services