

INSTR # 2023168082  
BK 12769 Pgs 1069-1070 PG(s)2  
07/20/2023 09:48:03 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 18.50  
DEED DOC 182.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Sandy Thompson  
Equitable Title of Celebration, LLC  
610 Sycamore Street, Suite 190  
Celebration, FL 34747  
CE230506  
Property Appraisers Parcel Identification (Folio) Number:  
262806-526510-000340

## **WARRANTY DEED**

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA  
\_\_\_\_\_

**THIS WARRANTY DEED**, made this 10th day of July, 2023 by **Bonnie S. Patrick**, a single woman herein called the grantor(s), to **Samuel Salmeron and Dinora Novoaderodriguez**, husband and wife whose post office address is **130 Parker Avenue, Oaklyn, NJ 08107** hereinafter called the Grantee(s):  
*(Wherever 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)*

**W I T N E S S E T H:** That the grantor(s), for and in consideration of the sum of **TWENTY SIX THOUSAND AND 00/100 DOLLARS** (U.S. \$26,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Polk County, State of Florida, viz.:

**Lot 34, Lake Mariana Shores, according to the map or plat thereof, as recorded in Plat Book 56, Page(s) 2, of the Public Records of Polk County, Florida.**

**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(s) hereby covenant(s) with said grantee(s) that the grantor(s) is/are lawfully seized of said land in fee simple; that the grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) 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**, the said grantor(s) has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Witness #1 Signature

Marisol Posado

Witness #1 Printed Name

[Signature]

Witness #2 Signature

Sandy M. Therps

Witness #2 Printed Name

[Signature]

Bonnie S Patrick aka Bonnie Patrick

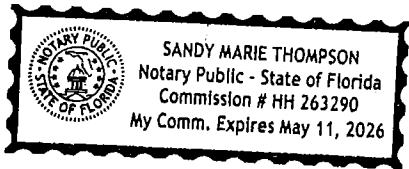
Whose mailing address is:

PO Box 46 W. Columbia St  
Lake Alfred FL 33850

State of FL  
County of Osceola

The foregoing instrument was acknowledged before me by means of (  ) physical presence or ( ) online notarization, this 10 day of July, 2023, by Bonnie S. Patrick aka Bonnie Patrick she ( ) is personally known to me or ( ) has produced D.L. as identification.

SEAL



[Signature]

Notary Public

Printed Notary Name

My Commission Expires: