

Prepared by:  
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INSTR # 2023156224  
BK 12751 Pgs 1247-1248 PG(s)2  
07/05/2023 03:45:03 PM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 18.50  
DEED DOC 0.70

Parcel ID: 24-27-08-000000-034110

### **QUITCLAIM DEED**

**THIS INDENTURE**, made June ~~29~~, 2023, among John Bakker Jr. and Amanda Bakker, husband and wife, each having an address at 8645 Plantation Ridge Boulevard, Lakeland, FL 33809 (collectively hereinafter referred to as "Grantors"), and Eugene David Albert Mathews and Rochelle Louise Mathews, husband and wife, each having an address at 20223 Twin Oaks Road, Springhill, FL 34610 (collectively hereinafter referred to as "Grantees").

**WITNESSETH**, that Grantors, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, do hereby release and quitclaim unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Lakeland, the County of Polk and the State of Florida, being more particularly described as:

**Commence at the NW corner of Section 8, Township 27 South, Range 24 East, Polk County, Florida, and run Easterly along the North boundary thereof, 330 feet; thence Southerly along the center line of Pine Cone Drive 1614 feet; thence East 30 feet to the point of beginning; continue East 821.95 feet; South 35°52'36" West, 161.3 feet; West 717.5 feet; Northerly along right of way of Pine Cone Drive, 132 feet to the point of beginning.**

**TOGETHER** with all right, title and interest, if any, of Grantors in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of Grantors in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto Grantees and the heirs, executors, administrators, legal representatives, successors and assigns of Grantees forever.

This deed is given without covenant, representation or warranty by Grantors, whether express or implied, and without recourse against Grantors in any possible event.

GRANTOR UNDERSTANDS THAT THERE MAY BE ADDITIONAL DOCUMENTARY STAMP TAXES REQUIRED TO BE AFFIXED (PAID ON) TO THIS DEED, WHICH MAY BE DETERMINED IN THE EVENT A MORTGAGE EXISTS ON THE SUBJECT PROPERTY OR IF IT IS DETERMINED THAT CONSIDERATION IN ADDITION TO THE \$10.00 HAS BEEN PAID. GRANTOR HOLDS PREPARER HARMLESS WITH RESPECT TO SAID DOCUMENTARY STAMPS, INTEREST OR PENALTIES THEREON, AND GRANTEE, BY ACCEPTANCE OF THE INTEREST CONVEYED HEREIN, FURTHER HOLDS PREPARER HARMLESS WITH RESPECT TO SAID DOCUMENTARY STAMPS, INTEREST OR PENALTIES THEREON.

Preparer's notes: The deed was prepared from unverified information and the preparer did not examine title. No responsibility is assumed by the preparer for the title or description problems.

**IN WITNESS WHEREOF** Grantors have duly executed this deed on the date first above written.

**In the presence of:**

Witnesses:

X John P Bakker Jr  
print:

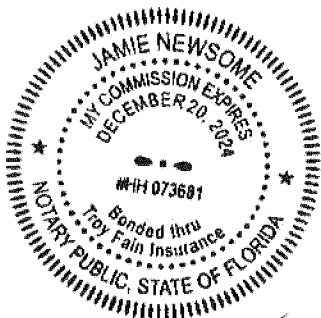
X Amanda Bakker  
print:

X J P Bakker Jr  
**John Bakker Jr.**

X Amanda Bakker  
**Amanda Bakker**

STATE OF FLORIDA, COUNTY OF POLK, ss.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the      day of June, 2023, by John Bakker Jr. and Amanda Bakker.



J Newsome  
print: Jamie Newsome  
Notary Public  
My commission expires on

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced: ☐ Passport ☒ State Driver's License ☐ Other: