

Prepared by and return to:

Oram Law
308 Avenue G SW
Suite 208
Winter Haven, FL 33880

File No 2025-314

Parcel Identification No 26-28-19-553672-003041

INSTR # 2025091154
BK 13514 Pgs 1825-1826 PG(s)2
04/21/2025 12:50:35 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 1,015.00

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WARRANTY DEED

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

This indenture made the 15th day of April, 2025 between **Gina Erickson, f/k/a Georgina Erickson and Charles Edward Erickson, wife and husband**, whose post office address is 4133 Juliana Lake Drive, Auburndale, FL 33823, of the County of Polk, Florida, Grantor, to **Marie Desir, a married woman**, whose post office address is 114 Colleen Ct, Auburndale, FL 33823, of the County of Polk, Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk, Florida, to-wit:

That portion of Lots 305 and 304, INWOOD - NO. 2, Hundred Lakes Corporation Subdivision, as recorded in Plat Book 8, Page 50 of the Public Records of Polk County, Florida, more particularly described as follows: Begin at the Northwest corner of Lot 305 of Inwood - No. 2 Subdivision as recorded in Plat Book 8, Page 50 of the Public Records of Polk County, Florida, and run South along the West boundary of said Lot 305, 65 feet; thence East perpendicular to said boundary, 50 feet into Lot 304; thence North parallel with the West boundary of said Lots 304 and 305, 78.80 feet to the South boundary of Avenue G Northwest (State Road S 542); thence Southwesterly along said boundary, 51.87 feet to the Point of Beginning.

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

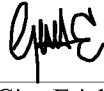
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee 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.

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

Signed, sealed and delivered in our presence:



Gina Erickson

8158 Westfield Circle

Vero Beach, FL 32966

WITNESS 1 ADDRESS [required]



WITNESS 1

PRINT NAME: Sandra E. Davis



WITNESS 2 [the notary should act as the second witness]

PRINT NAME: Shonsuree Davila

11166 West Flagler St

Miami, FL 33174

WITNESS 2 ADDRESS [required]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 15th day of April, 2025, by Gina Erickson, () who is/are personally known to me or (X) who has/have produced Florida Drivers License as identification.


Signature of Notary Public

Shonsuree Davila

Print, Type/Stamp Name of Notary



WITNESS 1

PRINT NAME: Tia Lenay Scott



Charles Edward Erickson

1921 Lyons Road

Cocnut Creek , Fl 33063

WITNESS 1 ADDRESS [required]



WITNESS 2 [the notary should act as the second witness]

PRINT NAME: Shonsuree Davila

11166 West Flagler Street

MIAMI-DADE 33174

WITNESS 2 ADDRESS [required]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 15th day of April, 2025, by Charles Edward Erickson, () who is/are personally known to me or (X) who has/have produced FLORIDA DRIVERS LICENSE as identification.


Signature of Notary Public

Shonsuree Davila

Print, Type/Stamp Name of Notary

