



INSTR # 2018076283
 BK 10449 Pgs 1842-1843 PG(s)2
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 STACY M. BUTTERFIELD,
 CLERK OF COURT POLK COUNTY
 DEED DOC #1,162.00
 RECORDING FEES \$18.50
 RECORDED BY tinacon1

Prepared By and Return To:
 L. Rodriguez, as an employee of
 Florida Titlesmith, LLC
 8240 Exchange Dr., Suite C5
 Orlando, Florida 32809
 FTS # 18-088

Property Appraiser's Parcel ID (folio) Number:
 28-27-16-933611-000410

WARRANTY DEED

This **WARRANTY DEED** dated 5th day of April, 2018 by **Joyce E. Salisbury and Jerome E. Dyer, wife and husband**, whose post office address is: 233 Escondido Ct., Poinciana, FL 34759, hereinafter called the **GRANTORS**, to **Donald Stephen Hegedus and Laurie Ann Hegedus, husband and wife**, whose post office address is: 3610 West Mineral Pond Blvd., Anoka, MN 55303 hereinafter called the **GRANTEE**.

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of **\$166,000.00** and other valuable consideration, receipt thereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Polk County, Florida, to wit:

Lot 41, SOLIVITA PHASE 7D, a subdivision according to the plat thereof recorded at Plat Book 137, Pages 9 through 16, inclusive, in the Public Records of Polk County, Florida.

A/K/A: 1843 Pelican Hill Way, Poinciana, FL 34759

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2018 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 hereby covenants with said GRANTEE that except as above noted, 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.

WARRANTY DEED

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IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth below.

Signed in the presence of the following witnesses:

Charles P. Borchini
Signature of Witness #1

Charles P. Borchini
Print Name of Witness #1

John T. Henderson
Signature of Witness #2

John T. Henderson
Print Name of Witness #2

Joyce E. Salisbury
Joyce E. Salisbury

Jerome E. Dyer
Jerome E. Dyer

STATE OF Florida

COUNTY OF Polk

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 3 day of April, 2018 by Joyce E. Salisbury and Jerome E. Dyer, who is/are personally known to me or who have produced as identification FLDC and who did not take an oath.

[Notary Seal]

Notary Public:

My Commission Expires: May 20, 2020

