

INSTR # 2022237092
BK 12401 Pgs 0182-0183 PG(s)2
08/31/2022 11:21:10 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 560.00

Prepared by and return to:
Thomas D. Oates, Esq.
Attorney at Law
Law Offices of Oates & Oates, P.A.
1701 East Atlantic Blvd Suite 4
Pompano Beach, FL 33060
954-942-6500
File Number: **22-13093 Archak**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of August, 2022 between **William Smith, Jr., a single man and Vicki L. Henson, a single woman** whose post office address is 4221 Sam Keen Road, Lake Wales, FL 33898, grantor, and **Kyle Archacki, a single man** whose post office address is 4340 SW 2nd Court, Plantation, FL 33317, 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 and assigns forever, the following described land, situate, lying and being in Polk County, Florida to-wit:

Lot 38 of an unrecorded subdivision, described as follows:

All of the North 3/8 of the South 5/8 of U.S. Government Lot 1 in Section 8, Township 30 South, Range 30 East, LESS the North 30.00 feet thereof for road easement, AND LESS the East 1250.00 feet; AND ALSO the East 30.00 feet of the North 3/8 of the South 5/8 of U.S. Government Lot 2 in Section 8, Township 30 South, Range 30 East, Polk County, Florida.

TOGETHER with that certain Mobile Home described as ID NO. L1829

Parcel Identification Number: 30-30-08-000000-011190

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 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 taxes accruing subsequent to **December 31, 2021**.

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

Signed, sealed and delivered in our presence:



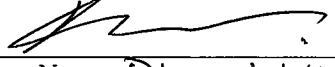
Witness Name: Thomas D. Oates




Witness Name: Drena Wilkinson




Witness Name: Thomas D. Oates



Witness Name: Diane Wilkinson

 (Seal)
William Smith

 (Seal)
Vicki Henson

State of Florida


County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of August, 2022 by William Smith and Vicki Henson, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Diana Wilkinson
Notary Public
State of Florida
Comm# HH075659
Expires 12/29/2024



Notary Public

Printed Name: _____

My Commission Expires: _____