



INSTR # 2015190500
 BK 9656 Pgs 804-805 PG(s)2
 RECORDED 10/21/2015 09:05:43 AM
 STACY M. BUTTERFIELD,
 CLERK OF COURT POLK COUNTY
 DEED DOC \$3,080.00
 RECORDING FEES \$18.50
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\$ 440,000.
 R. Boy

Prepared by and return to:
Kathleen R. Price
 Legal Assistant
 Stephen F. Baker PA
 800 First Street South
 Winter Haven, FL 33880-3666
 863-299-2118
 File Number: 15-305
 Will Call No.:

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Warranty Deed

This Warranty Deed made this 15th day of October, 2015 between **Sherman M. Auger** whose post office address is 1802 Sandy Knoll Circle N, Lakeland, FL 33813, grantor, and **Beatrice C. Stewart as Trustee of the Beatrice C. Stewart Amended and Restated Revocable Living Trust dated January 7, 1993** whose post office address is 2938 Plantation Road, Winter Haven, FL 33884, 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:

Beginning at a concrete marker at the intersection of L. H. Recker Highway (State Road #655) with Coleman Road, run thence North 62°20'00" West along the Northerly right-of-way boundary of L. H. Recker Highway (State Road #655) a distance of 210.0 feet; thence run North 27°40'00" East a distance of 199.44 feet; thence run South 62°20'00" East along the Southerly right-of-way of the Seaboard Coastline Railroad Company, a distance of 173.80 feet to the East boundary of Section 25, Township 28 South, Range 25 East, Polk County, Florida, thence run South 00°05'19" East along said East boundary of Section 25, a distance of 93.5 feet; thence run South 31°03'35" West, along said Coleman Road a distance of 117.08 feet, more or less, to the Point of Beginning.

AND

That part of the NW 1/4 of the SW 1/4 of Section 30, Township 28 South, Range 26 East, Polk County, Florida, lying Southerly of the CSX Right of way and Northwesterly of Coleman Road right of way;

Parcel Identification Number: 252825-000000-021060 & 302826-000000-0131400

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

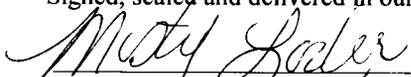
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

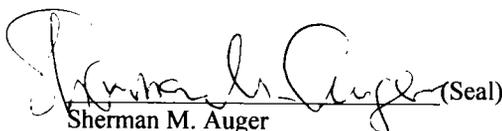
To Have and to Hold, the same in fee simple forever.

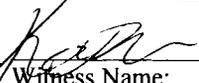
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

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: Misty Loder

 (Seal)
 Sherman M. Auger

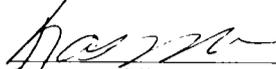

 Witness Name: Kathleen R. Price

6/19/15

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 15th day of October, 2015 by Sherman M. Auger, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Kathleen R. Price

My Commission Expires: _____

