



INSTR # 2024269956
BK 13348 Pgs 257-259 PG(s)3
RECORDED 11/27/2024 10:35:12 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DOC \$0.70
RECORDING FEES \$27.00
RECORDED BY robegrod

This instrument prepared by:
DAVID A. MENDOZA
158 Old Nichols Circle
Auburndale, FL 33823

After recording return to:
DAVID A. MENDOZA
158 Old Nichols Circle
Auburndale, FL 33823

Tax Parcel ID Number:
252806-000000-022280

QUIT CLAIM DEED

EXECUTED this 25 day of November, 2024, by **DAVID A. MENDOZA and MARILYN MENDOZA, Husband and Wife; and MELODY MORGAN, a single woman,** hereinafter called the Grantors, to **ALAYNAH MENDOZA, a single woman and JEREMY A. GLASS, a single man,** whose mailing address is 158 Old Nichols Circle, Auburndale, FL 33823, hereinafter called the Grantees:

(Whenever used herein, the terms "Grantors" and "Grantees" 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 Grantors, for and in consideration of \$10.00 and other valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and forever quitclaim unto the Grantees, all the rights, title, interest, claim and demand which the said Grantors has in and for the following described parcel of land and improvements and appurtenances thereto, situate in Polk County, Florida, to-wit:

The North ¼ of the East ½ of the West ½ of the SE ¼ of the SE ¼ of Section 6, Township 28 South, Range 25 East, Polk County, Florida, LESS the East 149.27 feet thereof and less right of way for Saddle Creek Road (also known as Old Dixie Highway and County Road 546). Contains 1.23 acres more or less.

SUBJECT TO EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, the Grantors have executed and delivered this Quit Claim Deed under seal as of the day and year first above written.

Signed, sealed and delivered

In the presence of:

(as to all Grantors)

Brenda Hancock

Signature of first Witness

Brenda Hancock

Printed name of first Witness

196 Newbern Circle

Address

Auburndale FL 33823

City, State and Zip

Sidney B. Doyle

Signature of first Witness

Sidney B. Doyle

Printed name of first Witness

151 Old Nichols Cir

Address

Auburndale, FL 33823

City, State and Zip

David A. Mendoza

David A. Mendoza

158 Old Nichols Circle

Auburndale, FL 33823

Marilyn Mendoza

Marilyn Mendoza

158 Old Nichols Circle

Auburndale, FL 33823

Melody Morgan

Melody Morgan

1246 Normandy Heights Circle

Winter Haven, FL 33880

**STATE OF FLORIDA
COUNTY OF POLK**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **DAVID A. MENDOZA, MARILYN MENDOZA and MELODY MORGAN**, to me known to be the persons described in and/or who are personally known to me or who has produced _____ as identification, and who did not take an oath and executed the foregoing Quit Claim Deed and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 25 day of November, 2024.

Brenda Hancock
Notary Public



BRENDA A. HANCOCK
Notary Public
State of Florida
Comm# HH413584
Expires 6/21/2027