



INSTR # 2025302526
 BK 13825 Pgs 809-810 PG(s)2
 RECORDED 12/30/2025 08:07:22 AM
 STACY M. BUTTERFIELD, CLERK OF COURT
 POLK COUNTY
 DEED DOC #1,512.00
 RECORDING FEES \$18.50
 RECORDED BY abiszamb

Prepared by and return to:

Sean R Parker
 Attorney at Law
 Boswell & Dunlap, LLP
 245 S. Central Avenue
 Bartow, FL 33830
 863-533-7117

File Number: 254052

Office Box



Parcel Identification No. 26-30-19-000000-011010

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 29th day of December, 2025 between **Jose F. Almaraz, a single man and Justin Aron Almaraz, a single man** whose post office address is 3215 Reynolds Rd. , Bartow, FL 33830 of the County of Polk, State of Florida, Grantor, and **Ben MacMillan Badcock, Jr., a married man** whose post office address is 916 Woodmont Lane, Lakeland, FL 33813 of the County of Polk, State of Florida, Grantee,

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:

The North 356.60 feet of the North 1/2 of the NE 1/4 of the NE 1/4; LESS the West 396.00 feet thereof; AND LESS maintained right of way; all lying in Section 19, Township 30 South, Range 26 East, Polk County, Florida.
 TOGETHER WITH 1992 Palm Harbor Mobile Home, Title# 64042713 / 64042714, VIN# PH068256AFL / PH068256BFL.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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: Sean R. Parker
 Witness Address : 245 S. Central Ave., Bartow, FL 33830

Jose F. Almaraz

(Seal)

Witness Name: Dawn H. Chance
 Witness Address : 245 S. Central Ave., Bartow, FL 33830

Witness Name: Sean R. Parker
 Witness Address : 245 S. Central Ave., Bartow, FL 33830

Justin Aron Almaraz

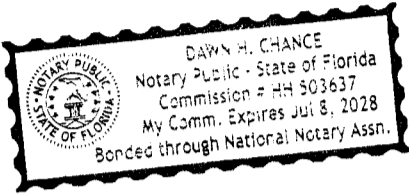
(Seal)

Witness Name: Dawn H. Chance
 Witness Address : 245 S. Central Ave., Bartow, FL 33830

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of December, 2025 by Jose F. Almaraz and Justin Aron Almaraz, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Dawn H Chance
Notary Public

Printed Name: Dawn H Chance

My Commission Expires: 7/8/2028