

INSTR # 2021149350
BK 11751 Pgs 2005-2006 PG(s)2
06/09/2021 02:37:51 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 1,575.00

Prepared by and return to:

Denise Brown
ADVANTAGE TITLE SERVICES, INC.
44 Lake Morton Drive
Lakeland, Florida 33801
File Number: 21-0366 MEDULLA

\$1,575.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **June 3, 2021** between **DEREK WAYNE DAVIS and HEATHER NICHOLE DAVIS, husband and wife**, whose post office address is 430 E. Carter Rd., Lakeland, Florida 33813, grantor, and **ANIELYS SALGADO** whose post office address is 5210 White Egret Lane, Lakeland, Florida 33811, 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, successors and assigns forever, the following described land, situate, lying and being in **Polk County, Florida** to-wit:

The West 171 feet of the East 963 feet of the NW ¼ of the NW ¼ of Section 8, Township 29 South, Range 23 East, Polk County, Florida, LESS any maintained right of way for public roads.

Parcel Identification Number: 082923-000000-033040

More Commonly known as: 0 Medulla Road, Lakeland, Florida 33811

SUBJECT TO easements and restrictions of record, if any, and taxes for the year 2021 and subsequent years.

N.B. Grantors were married to each other at the time subject property was acquired and have remained continuously married to each other through the date of this conveyance.

Together with all the rights, easements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all improvements, structures, fixtures and replacements, all of which shall be deemed to be a part of the property.

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 as stated herein.

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 Sign: *Brenda Lansbery*
Print Witness Name: BRENDA LANSBERY

Witness Sign: *Denise Brown*
Print Witness Name: DENISE BROWN

Derek Wayne Davis
DEREK WAYNE DAVIS

Heather Nichole Davis
HEATHER NICHOLE DAVIS

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this June 3, 2021 by DEREK WAYNE DAVIS and HEATHER NICHOLE DAVIS, husband and wife, who is/are personally known or have produced driver's license(s) as identification.

(Notary Seal)



DENISE BROWN
Commission # GG 284548
Expires March 20, 2023
Bonded Thru Budget Notary Services

Denise Brown
Notary Public

Printed Name: _____

My Commission Expires: _____