

INSTR # 2022005609
BK 12062 Pgs 2057-2058 PG(s)2
01/07/2022 11:40:25 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 2,851.80

PREPARED BY AND RETURN TO:

Incident to the issuance of a title insurance commitment
Johanna Serna on behalf of
Inspired Title Services, LLC
395 Village Drive
Poinciana, FL 34759

Order No.: AVO-FL-21816625FS

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this December 27, 2021 by Avatar Properties Inc., a Florida Corporation dba AV Homes existing under the laws of Florida, and having its principal place of business at 2600 Lake Lucien Drive, Suite 350, Maitland, FL 32751 (the "Grantor"), and Robert K. Neal and Christine G. Neal, husband and wife and Tracy Sybil Evans, a married woman whose post office address is 3799 Via Mazzini Court, Poinciana, FL 34759, (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of POLK, State of Florida, viz:

Lot 687 of SOLIVITA - PHASE 5H - UNIT 1, according to the Plat thereof as recorded in Plat Book 171, Page 37, of the Public Records of Polk County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes for 2021.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

For Informational Purposes Only:

Property Appraiser's Parcel I.D. (folio) Number:
282715-933580-006870

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized.

Signed, sealed and delivered in presence of:

Avatar Properties Inc., a Florida corporation d/b/a
AV Homes

BY: Tracy Briones
Tracy Briones, Vice President

Grantor Address:

4900 North Scottsdale Road, Suite 2000
Scottsdale, AZ 85251

[Signature]
Witness Signature

Juleanna Alejandro
Printed Name of First Witness

[Signature]
Witness Signature

Gloria Reynolds
Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of December, 2021, by Tracy Briones as Vice President on behalf of Avatar Properties, Inc. existing under the laws of the State of Florida. She is personally known to me.

[Signature]
Notary Public Gloria Reynolds

Printed Name of Notary

My Commission Expires: _____

(Notarial Seal)

