

Prepared By and Returned To:
Kim A. Rathburn
Watson Title Services, Inc.
1435 West S.R. 434, Suite 109
Longwood, FL 32750
(407) 645-1310
File Number: 3121648B
Incident to the issuance of a title insurance contract.

INSTR # 2013045296
BK 08897 PGS 1578-1579 PG(s)2
RECORDED 03/11/2013 03:10:20 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DOC 2,807.00
RECORDING FEES 18.50
RECORDED BY S Wiggins

THIS WARRANTY DEED

Made this 4th day of March, 2013 by
**JAMES K. OH, A MARRIED MAN, JOINED BY HIS
WIFE, DORIS M. OH**

hereinafter called the grantor, to
RAGHBIR C. BHULLAR, A MARRIED MAN

whose post office address is:
**27 BELLINI AVENUE
BRAMPTON,ONTARIO,CANADA L6P-0E2**

hereinafter called the grantees:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in **POLK** County, Florida, viz:

**LOT 171, BLOCK B, GREENS AT PROVIDENCE, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 142, PAGE 37 THROUGH 44, INCLUSIVE, PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.**

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 28-26-18-932901-021710

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 grantees 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, 2012**.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



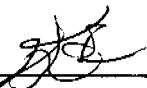
Witness #1: (Signature)

Print Name: BRENDA L. Echevarria



Witness #2: (Signature)

Print Name: Elaine Sorbello



JAMES K. OH

8115 CHAMPIONS CIRCLE

APT 305

CHAMPIONS GATE, FL 33896-9620



DORIS M. OH

8115 CHAMPIONS CIRCLE

APT 305

CHAMPIONS GATE, FL 33896-9620

State of Florida
County of Osceola

The foregoing instrument was acknowledged before me this **4th day of March, 2013** by **JAMES K. OH AND DORIS M. OH, HUSBAND AND WIFE**, who is personally known to me or who has produced a driver's license as identification.



NOTARY PUBLIC (signature)

Print Name: Brenda L. Echevarria

My Commission Expires: Feb. 9, 2014

Stamp/Seal:

