

Prepared by and return to:
William A. Sweat, Jr.
President
William A. Sweat, P.A.
2018 South Florida Avenue
Lakeland, FL 33803
863-680-2222
File Number: **R-19-13113**
Will Call No.:

Parcel Identification No. **182823-087000-000011**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 19th day of June, 2019 between **Theodore Collazo and Luz E. Collazo** whose post office address is 427 Nevada Loop Rd., Davenport, FL 33897 of the County of Polk , State of Florida , grantor*, and **Richard Kiddey and Laura Kiddey**, husband and wife whose post office address is 1310 Drew St., Lakeland, FL 33810 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:

That part of the South 1/2 of the Southeast 1/4 of Section 7, Township 28 South, Range 23 East, and that part of the North 1/2 of the Northeast 1/4 of Section 18, Township 28 South, Range 23 East, all being in Polk County, Florida, and lying between Country Class Estates Phase Two, according to the plat thereof, recorded in Plat Book 92, Pages 45 and 46, and Country Class Meadows, according to the plat thereof, recorded in Plat Book 99, Pages 10, 11, 12, 13, 14 and 15; all more fully described as follows: Begin at the Southwest corner of Lot 34 of Country Class Estates Phase Two, according to the plat thereof, recorded in Plat Book 92, Pages 45 and 46, of the Public Records of Polk County, Florida, run thence North 00°30'46" East along the West boundary line of Lots 34 and 35 of said Country Class Estates Phase Two, a distance of 740.61 feet to the Northwest corner of said Lot 35, said point being the Point of Beginning for this description, run thence along the boundary of said Country Class Estates Phase Two, the following courses, run North 89°56'30" East a distance of 392.21 feet, run thence North 01°38'12" West a distance of 115.38 feet, run thence North 89°56'30" East a distance of 239.51 feet, run thence North 00°03'30" West a distance of 749.11 feet, run thence North 45°03'30" West a distance of 276.24 feet to the Westerly most corner of Lot 48 of said Country Class Estates Phase Two, continue thence North 45°03'30" West a distance of 35.0 feet, run thence South 39°04'35" West a distance of 644.44 feet to a point, said point lying North 00°06'39" East a distance of 584.66 feet from the Point of Beginning, run thence South 00°06'39" West a distance of 584.66 feet to the Point of Beginning. Together With an Ingress-Egress and Utility Easement over and across the following described property: Begin at the Southernmost corner of Lot 49 of Country Class Estates Phase Two, according to the plat thereof, recorded in Plat Book 92, Pages 45 and 46 of the Public Records of Polk County, Florida and run thence South 44°56'30" West a distance of 235.0 feet, run thence South 45°03'30" East a distance of 70.0 feet to the Westerly most corner of Lot 48 of said Country Class Estates Phase Two, run thence North 44°56'30" East along the Northwesternly most line of said Lot 48 a distance of 235.0 feet, run thence North 45°03'30" West a distance of 70.0 feet to the Point of Beginning.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.



Grantors warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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: Kendall Metz

Witness Name: Erin B. Chartier


_____(Seal)
Theodore Collazo


_____(Seal)
Luz E. Collazo

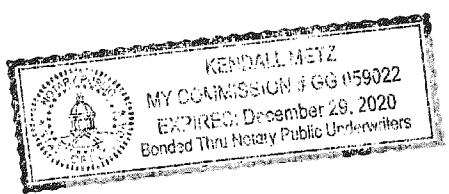
Witness Name: _____

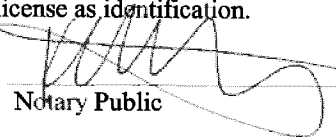
Witness Name: _____

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 19th day of June, 2019 by Theodore Collazo and Luz E. Collazo, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: _____

My Commission Expires: _____