

Prepared by and return to:

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File Number: 8610-001

Will Call No.:

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Warranty Deed

This Warranty Deed made this 14 day of September, 2022 between **Episcopal Church of the Redeemer, Inc., a Florida not for profit corporation** whose post office address is **P.O. Box 368, Avon Park, FL 33826**, grantor, and **New Covenant Worship Center of Avon Park, Inc., d/b/a APLIFECHURCH, a Florida not for profit corporation** whose post office address is **1121 Memorial Drive, Avon Park, FL 33825**, 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 and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

The Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 33 South, Range 28 East, Highlands County, Florida, less right-of-way for U.S. Highway 27 and for Martin Road; and less that portion conveyed to the Board of County Commissioners of Highlands County described as follows:

Begin at the intersection of the North boundary of the Southwest quarter of the Southwest quarter of the Southwest quarter of said Section 27 and the East right of way boundary of U.S. Highway 27, thence North 89°48'31" East, along said North boundary, 5.50 feet; thence South 00°18'14" East, parallel with said East right of way boundary, 580.42 feet; thence South 20°51'34" East, parallel with and 8.00 feet East of said East right of way boundary, 45.53 feet to a point lying 5.50 feet North of the North right of way boundary of Martin Road; thence North 89°45'29" East, parallel with said North right of way boundary, 522.77 feet to the East boundary of the Southwest quarter of the Southwest quarter of the Southwest quarter of said Section 27; thence South 00°01'58" East, along said East boundary, 5.50 feet to the North right of way boundary of said Martin Road; thence South 89°45'29" West, along said North right of way boundary, 529.23 feet to the East right of way boundary of said U.S. Highway 27; thence North 20°51'34" West, along said East right of way boundary, 42.73 feet; thence North 00°18'14" West, continuing along said East right of way boundary, 588.55 feet returning to the Point of Beginning. Easement contains 6461 square feet, more or less.

Parcel Identification Number:A-27-33-28-A00-1190-0000

SUBJECT TO:

- 1. Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority.**
- 2. Restrictions and matters appearing on the plat or otherwise common to the subdivision.**
- 3. Public utility easements of record.**
- 4. Real property taxes for 2022 and subsequent years.**