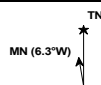


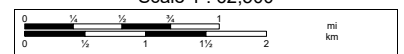
Data use subject to license.

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Scale 1 : 62,500

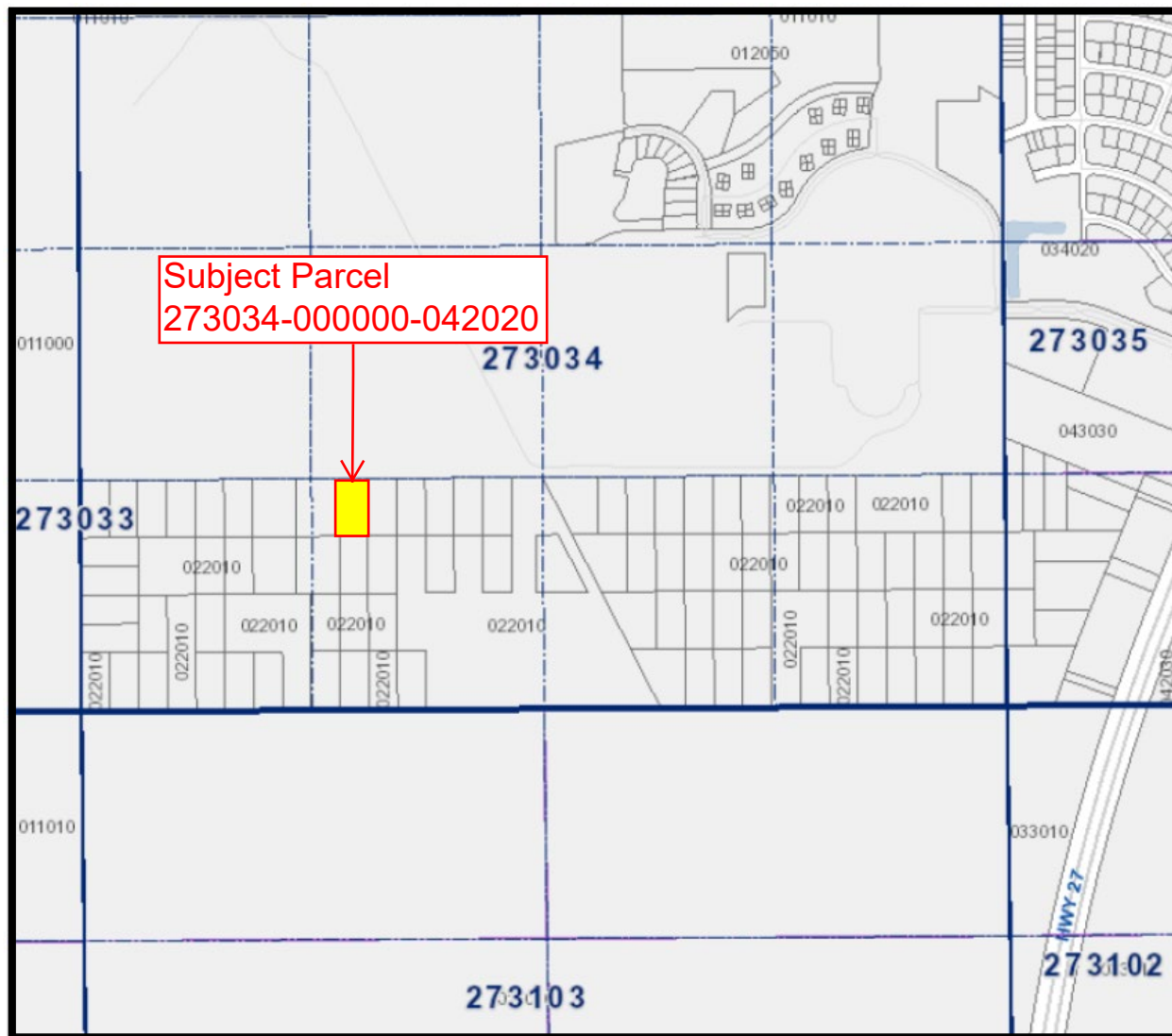


1" = 5,208.3 ft

Data Zoom 11-6



SECTION 34, TOWNSHIP 30 SOUTH, RANGE 27 EAST





Board of County Commissioners

Crooked Lake West Project Area
Parcel ID Number: 273034-000000-042020

LAND PURCHASE AGREEMENT

**COUNTY OF POLK
STATE OF FLORIDA**

THIS AGREEMENT made and entered into this 22 day of August, 2022, between **Paul H. Heaton**, whose mailing address is 6005 Walk Along Way, Crestview, Florida 32536-4460, hereinafter referred to as "Owner", and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 9005, Bartow, Florida 33831-9005, hereinafter referred to as "Purchaser".

WITNESSETH

WHEREAS Owner agrees to sell to Purchaser and Purchaser agrees to purchase from Owner the land identified as **Parcel ID Number 273034-000000-042020**, located in Polk County, Florida, as further described in **Exhibit "A"**, together with all improvements, easements, and appurtenances, (collectively, the "Property"), in accordance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar each to the other paid, it is agreed as follows:

- (a) Owner agrees to sell and convey the Property by Warranty Deed, free of liens and encumbrances, unto Purchaser, for the sum of **\$2,500.00** (Two Thousand, Five Hundred Dollars).
- (b) Purchaser shall pay unto the Owner the total sum of \$2,500.00, by County Warrant, within ninety (90) days from the date hereof upon simultaneous delivery of such instrument of conveyance. Any improvements or personal property not removed from the Property by closing shall be considered abandoned by the Owner.
- (c) Owner shall be responsible for the payment of any past due property taxes or current property taxes for which tax bills are available. Purchaser will be responsible for current year taxes for which no tax bill is available yet (if any) pro-rated through the date of closing. Purchaser shall be responsible for the recording of the deed of conveyance.
- (d) Owner shall be responsible for the payment of all real estate fees or commissions due, if any, and any payment(s) due will be deducted at closing from Owner's proceeds. Purchaser represents it has not incurred the services of a broker.

(e) Owner agrees and expressly acknowledges that the monies paid, and other consideration given in accordance with this Agreement is just and full compensation for all property interest and/or claims arising from this acquisition and no other monies including fees and/or costs are owed by the County to Owner.

- **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed in their respective names on the date shown above.

PURCHASER:
POLK COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA

By: Christine L. Eisenhauer
Christine L. Eisenhauer, Professional
Real Estate Services

OWNER:

By: Paul H. Heaton
Paul H. Heaton

APPROVED BY:

R. Wade Allen 8/25/22
R. Wade Allen, Administrator
Real Estate Services

Exhibit "A"

Tract No. 566: The West 165 feet of the East 3825 feet of the North 330 feet of the South 1/2 of the South 1/2 of Section 34, Township 30 South, Range 27 East. The South 50 feet thereof subject to an easement for road right-of-way.

Being Parcel I.D. # 273034-000000-042020

Being the same property as described in that certain Warranty Deed as recorded in Official Records Book 1855 at Page 2211 of the Public Records of Polk County, Florida.