

Heart of Florida  
Regional  
Medical Center

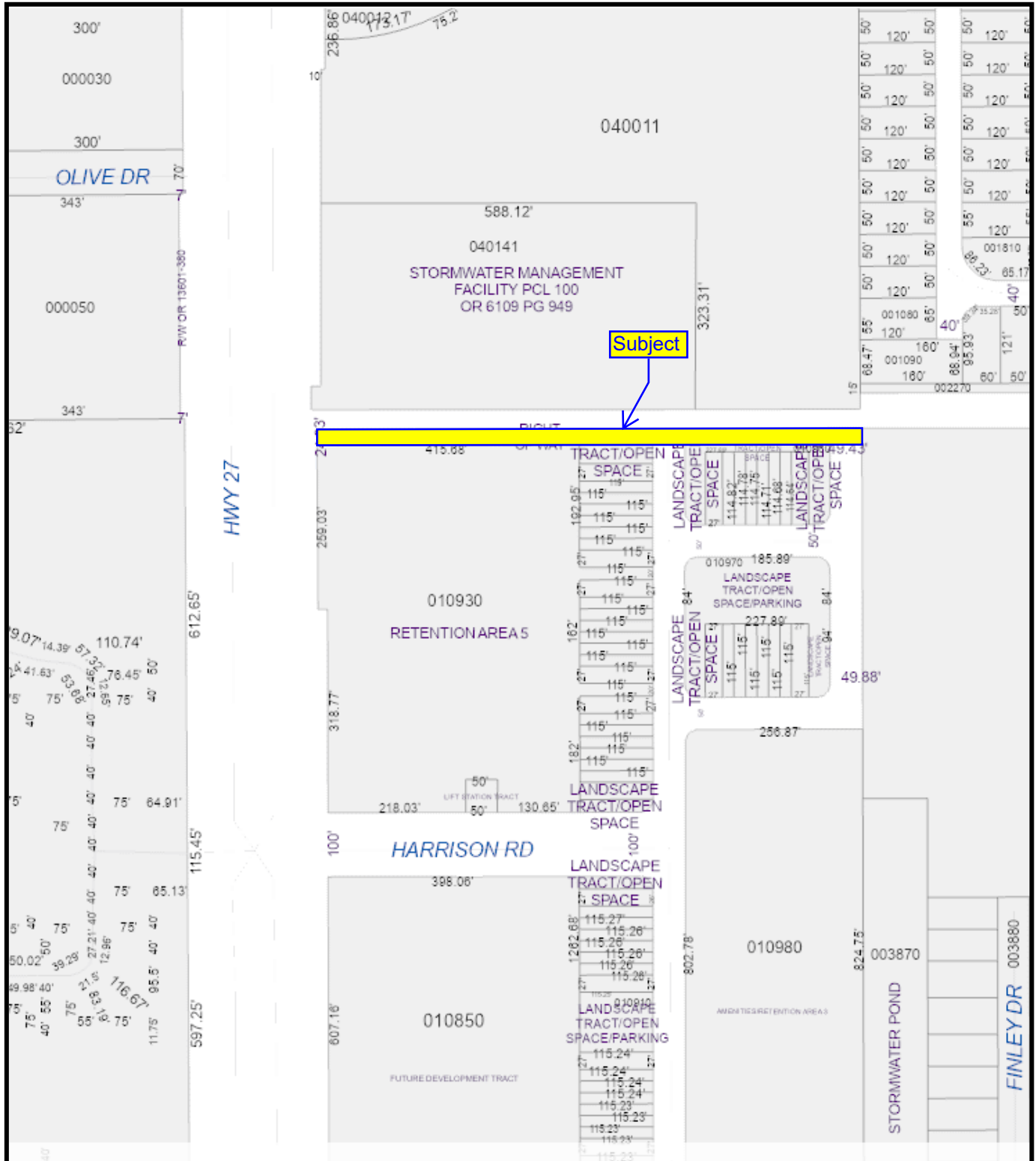
Subject Area

North

Section 32,  
Township 26 South,  
Range 27 East



# SECTION 32, TOWNSHIP 26 SOUTH, RANGE 32 EAST



PREPARED BY AND RETURN TO:

Tucker Mackie, Esq.  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed as of this 19<sup>th</sup> day of MARCH 2025, by **HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantor”), in favor of **POLK COUNTY**, a political subdivision of the State of Florida (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

**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 grantee, all that certain land situate in Polk County, Florida, further described in **Exhibit A**. Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

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 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 or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, *Florida Statutes*.


[CONTINUED TO NEXT PAGE]

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal the day and year first above written.


**“GRANTOR”**

Signed, sealed and delivered

**HARTFORD TERRACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

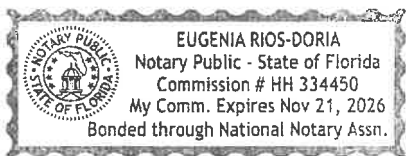
  
\_\_\_\_\_  
Print Name: Eric Baker  
Address: 4901 Vineland Rd Suite 500  
Orlando, FL 32811


By:   
\_\_\_\_\_  
Name: CHRISTOPHER WRENN  
Title: Chairperson / Vice Chairperson

  
\_\_\_\_\_  
Print Name: Hannah Rose  
Address: 4901 Vineland Rd Suite 500  
Orlando FL 32811

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14<sup>th</sup> day of MARCH, 2025, by CHRISTOPHER WRENN as CHAIRPERSON of Hartford Terrace Community Development District who  is personally known to me or  produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
EUGENIA RIOS-DORIA  
\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of Notary Public)

**Exhibit A**  
**Legal Description**

TRACT RW-1 AS SHOWN ON THE PLAT KNOWN AS HARTFORD TERRACE PHASE 2B,  
RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AT PLAT BOOK  
212, PAGES 14 THROUGH 19.