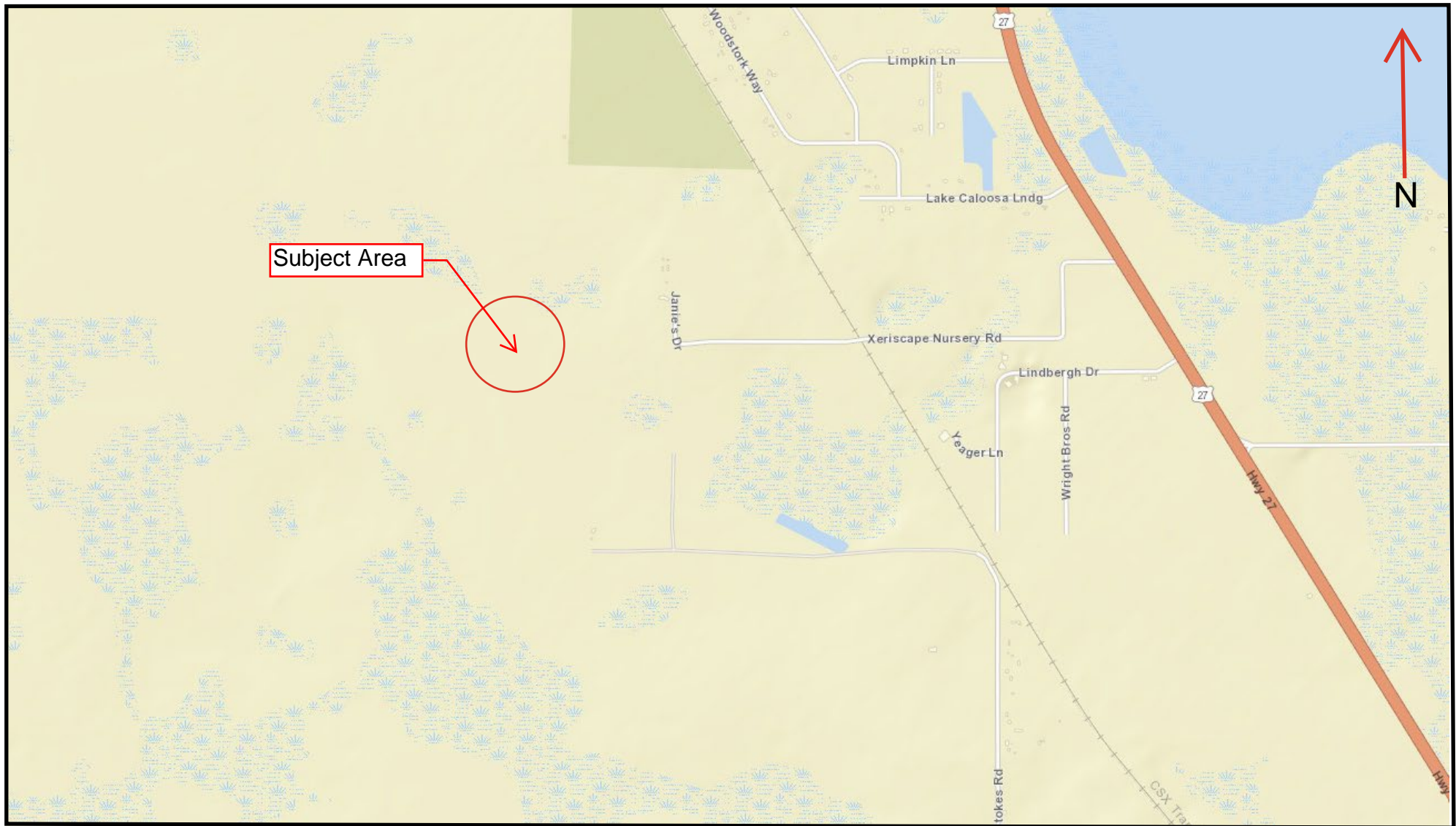
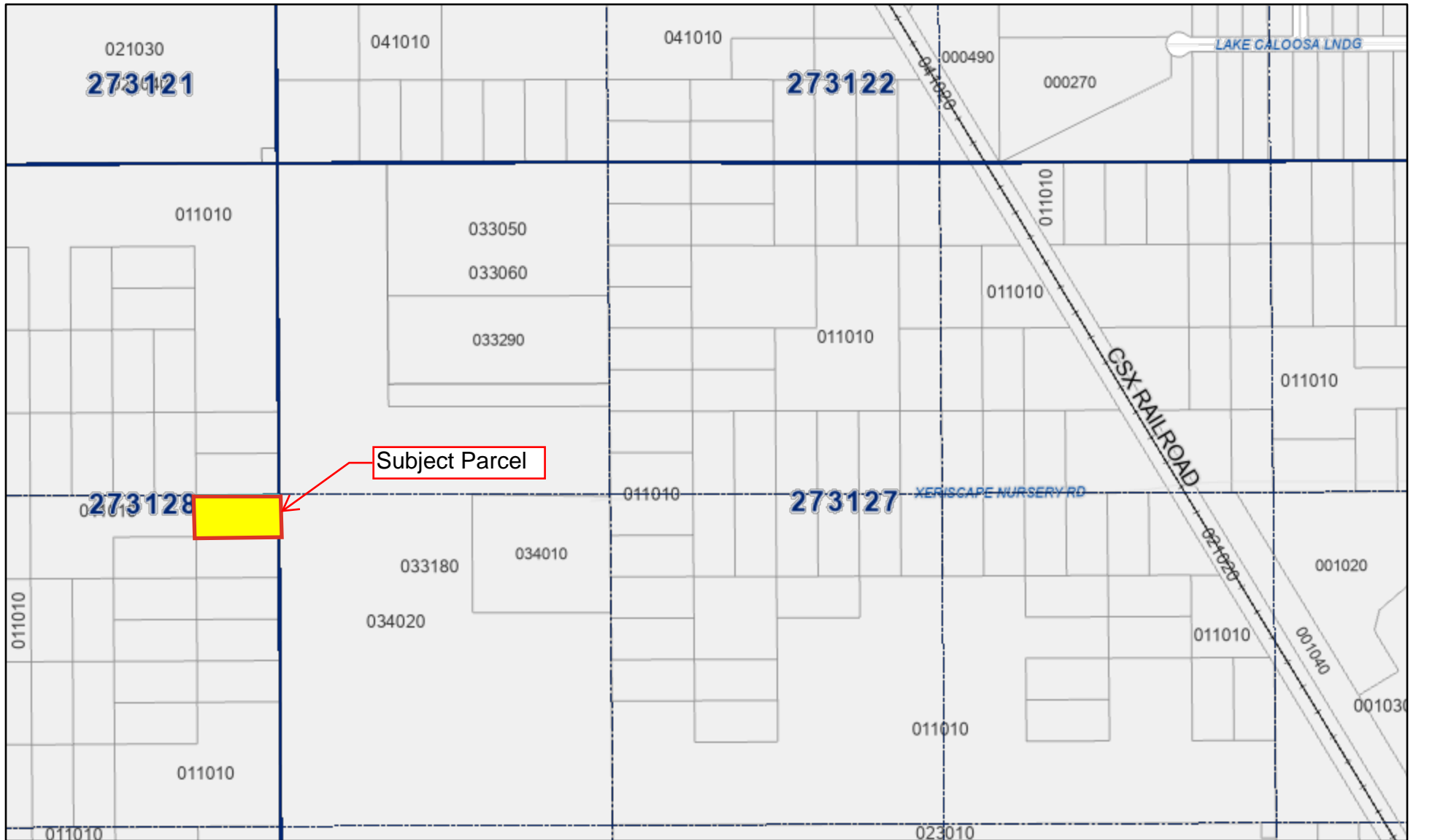


## Section 28, Township 31 South, Range 27 East



# Section 28, Township 31 South, Range 27 East

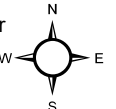


0 295 590 1,180 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser  
Polk County, Florida  
June 30, 2025





*Board of County Commissioners*

Crooked Lake West Project Area  
Parcel ID Number: 273128-000000-012030

## LAND PURCHASE AGREEMENT

**COUNTY OF POLK  
STATE OF FLORIDA**

**THIS AGREEMENT** made and entered into this 13 day of June, 2025, between **Robert M. Anichini and Karen Anichini, husband and wife** whose mailing address is 6855 N. Loron Ave., Chicago, IL 60646, hereinafter referred to as "Owners", 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**, Owners agree to sell to Purchaser and Purchaser agrees to purchase from Owners the land identified as **Parcel ID Number 273128-000000-012030** located in Polk County, Florida, as further described in **Exhibit "A"**, containing approximately 1.25 acres, 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) Owners agree to sell and convey the Property by Warranty Deed, free of liens and encumbrances, unto Purchaser, for the sum of **\$5,000.00 (Five Thousand Dollars)**.
- (b) Purchaser shall pay unto the Owners the total sum of \$5,000.00, 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) Purchaser shall be responsible for the payment of any real property taxes, or proration thereof and the recording of the deed of conveyance.
- (d) Owners acknowledge they have not incurred the services of a Real Estate Broker.
- (e) The Owners agree and expressly acknowledge 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 Owners.

- **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 presents to be executed in their respective names on the date shown above.

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

By:  6/16/25  
**R. Wade Allen, Director**  
**Real Estate Services**  
**Its Agent**

**OWNER:**

By:   
**Robert M. Anichini**

By:   
**Karen Anichini**

### **Exhibit "A"**

Tract No. 979: The South 165 feet of the North 1485 feet of the North 3/4 of the East 3/4 of Section 28, Township 31 South, Range 27 East, less the West 3630 feet thereof. The West 40 feet thereof subject to an easement for road right-of-way.

Being Parcel I.D. #27-31-28-000000-012030

Being the same property as described in that Certain Warranty Deed as recorded in Official Records Book 1955 at Page 238, of the Public Records of Polk County, Florida.