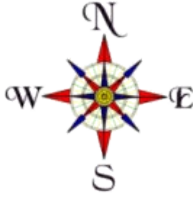


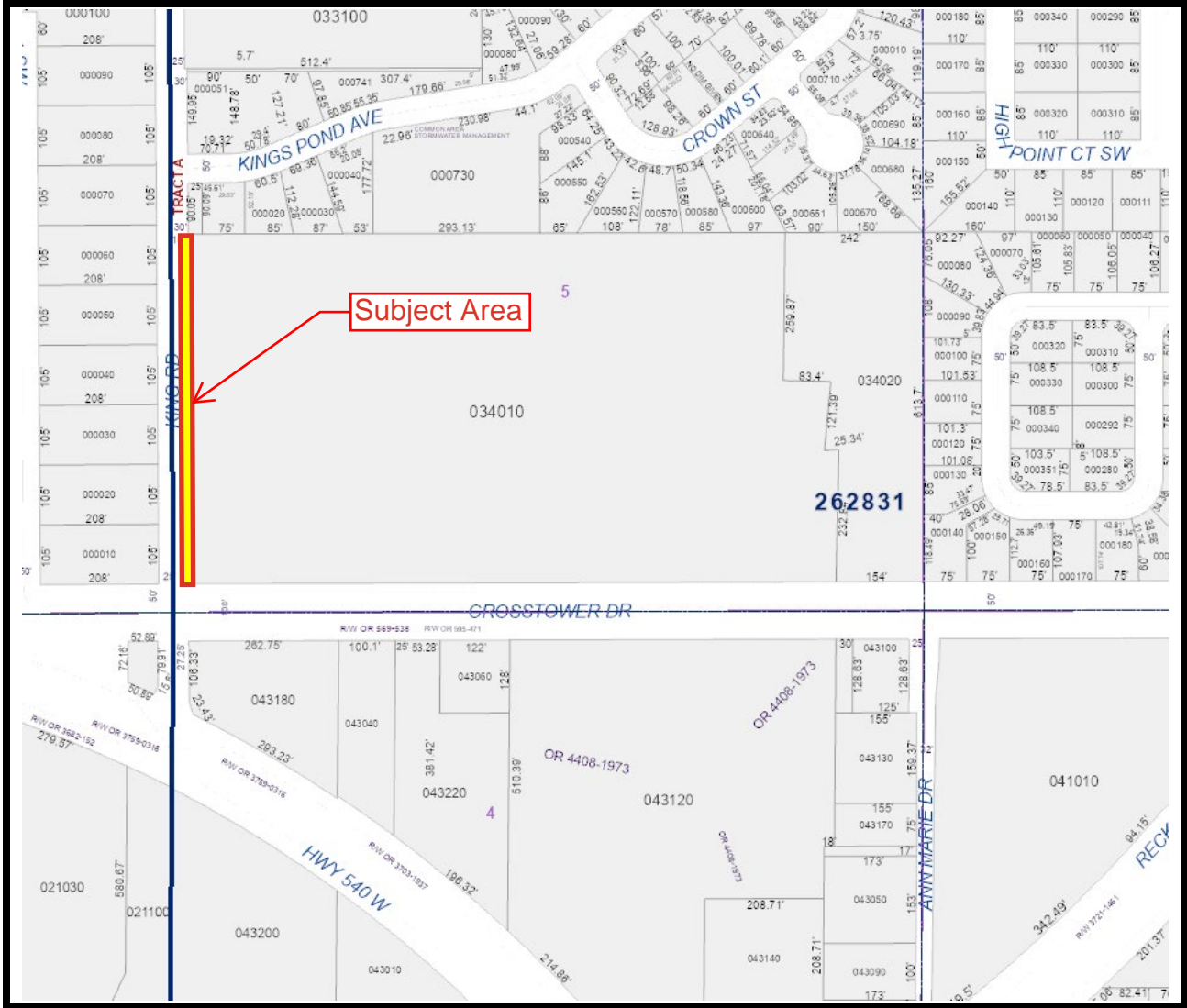
Subject Location

North

Section 31, Township 28 South, Range 26 East



SECTION 31, TOWNSHIP 28 SOUTH, RANGE 26 EAST



This Instrument prepared under the direction of:
R. Wade Allen, Director
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: DRC – King Road R/W
Crosstower Project

Parent Parcel ID No.: 262831-000000-034010

QUIT CLAIM DEED

THIS INDENTURE, made this 4th day of November, 2024, between **CROSTOWER PROJECT, LLC**, a Florida limited liability company, whose address is 1126 Tapestry Drive, Celebration, Florida 34747, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" may be singular or plural and/or natural or artificial, whenever the context so requires, and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, quit claim, and convey unto the Grantee, its successors and assigns all right, title, interest, claim, and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, in law or in equity to the only proper use, benefit, and behoove of the said Grantee, its successors and assigns forever.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name the date first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

Paula Villafane
Witness #1
Paula Villafane
Print Name
1170 Celebration Blvd
Address Celebration, FL 34747

Rickey Paul Roecker
Witness #2
Rickey Paul Roecker
Print Name
1170 Celebration Blvd #200
Address Celebration, FL 34747

CROSTOWER PROJECT, LLC, a
Florida limited liability company

By: [Signature]
Rodrigo Gomes De Almeida, Manager

STATE OF FLORIDA

COUNTY OF OSCEOLA

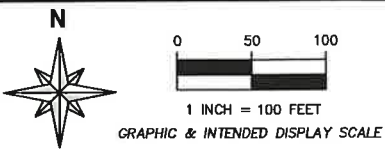
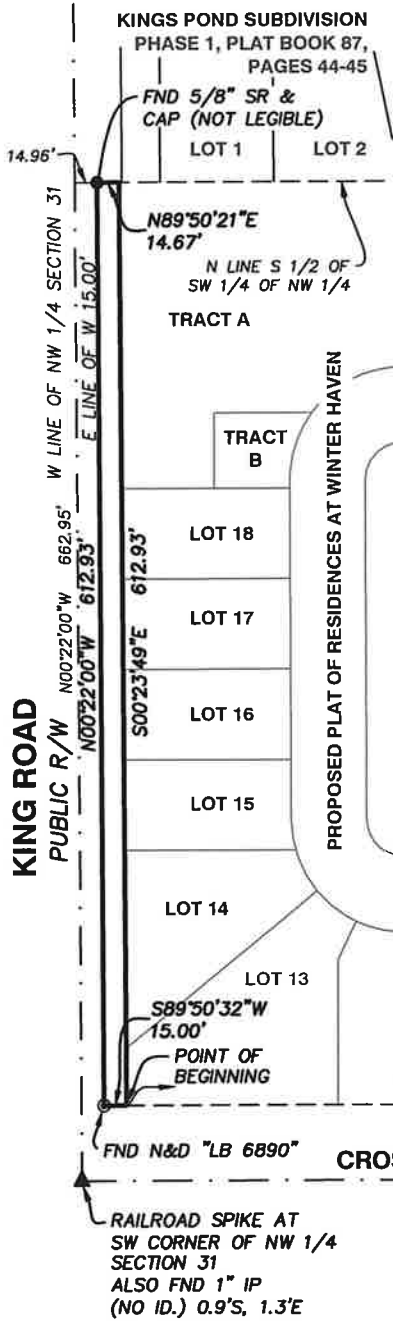
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of November, 2024, by Rodrigo Gomes De Almeida, as Manager of Crosstower Project, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)



Rickey Paul Roecker
Notary Public, State of Florida
My Comm. Expires 7/28/2026
Commission No. HH 294713

[Signature]
Notary Public
Rickey Paul Roecker
Printed Name of Notary
HA 294713 7-28-2026
Commission Number and Expiration Date



LEGAL DESCRIPTION:

A parcel of land in Section 31, Township 28 South, Range 26 East, Polk County, Florida described as follows:

Commence at the southeast corner of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 31; thence N 00°09'21" W along the east boundary of said South 1/2 a distance of 50.00 feet to a point on the north right of way line of Crosstower Drive (Old State Road 540); thence S 89°50'32" W along said right of way line a distance of 154.00 feet to the southwest corner of a parcel of land described in Official Records Book 11852, page 512 of the public records of Polk County, Florida; thence continue S 89°50'32" W along said right of way line a distance of 1136.06 feet to the Point of Beginning; thence continue S 89°50'32" W along said right of way line a distance of 15.00 feet to the east line of the west 15.00 feet of said South 1/2 of the Southwest 1/4 of the Northwest 1/4; thence N 00°22'00" W along said east line a distance of 612.93 feet to the north line of said South 1/2 of the Southwest 1/4 of the Northwest 1/4 also being on the westerly extension of the south line of the plat of Kings Pond Subdivision Phase 1 as recorded in Plat Book 87, pages 44-45 of the public records of Polk County, Florida; thence N 89°50'21" E along said north line and said westerly extension a distance of 14.67 feet; thence S 00°23'49" E a distance of 612.93 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- 1.) North and the bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) CORS 2011. The bearing of South 89°50'32" West along the north right of way line of Crosstower Drive as shown hereon is held as a bearing reference.
- 2.) This Description Sketch was prepared for the purpose of describing a parcel of land to be dedicated as additional right of way for King Road. The boundaries and corner monuments are taken from a prior survey prepared by 30 South LLC, dated 12/14/23. THIS IS NOT A BOUNDARY SURVEY.

PARCEL CONTAINS:
9,094 SQUARE FEET
(0.21 ACRES)

LEGEND:

- FND FOUND
- SR STEEL ROD
- N&D NAIL & DISK
- IP IRON PIPE
- R/W RIGHT OF WAY
- ID. IDENTIFYING #
- O.R.B. OFFICIAL RECORDS BOOK



Eric M. Presnell
Digitally signed by Eric M. Presnell
Date: 2024.10.18 11:15:32 -04'00' 10/17/24

ERIC M. PRESNELL, P.S.M. DATE
FLORIDA REGISTRATION No. 5568
30 SOUTH, LLC.
FLORIDA REGISTRATION No. LB 8474

DESCRIPTION SKETCH
LOCATED IN SECTION 31,
TOWNSHIP 28 SOUTH, RANGE 26 EAST,
POLK COUNTY, FLORIDA



30 SOUTH, LLC.
425 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
PHONE: (863)-800-3539
LICENSED BUSINESS No. LB 8474

Project No.:	257	No.		Date	10/17/24	Approved	EMP	REVISION	First Issue
Horiz. Scale:	1" = 100'	F.I.							
DWG. Name:	257-RES AT WH - RW								
Drawn By:	EMP								
Field Bk / Pg.:	N/A								
Drawing No.:	652	PLOTTED: Friday, October 18, 2024							

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER