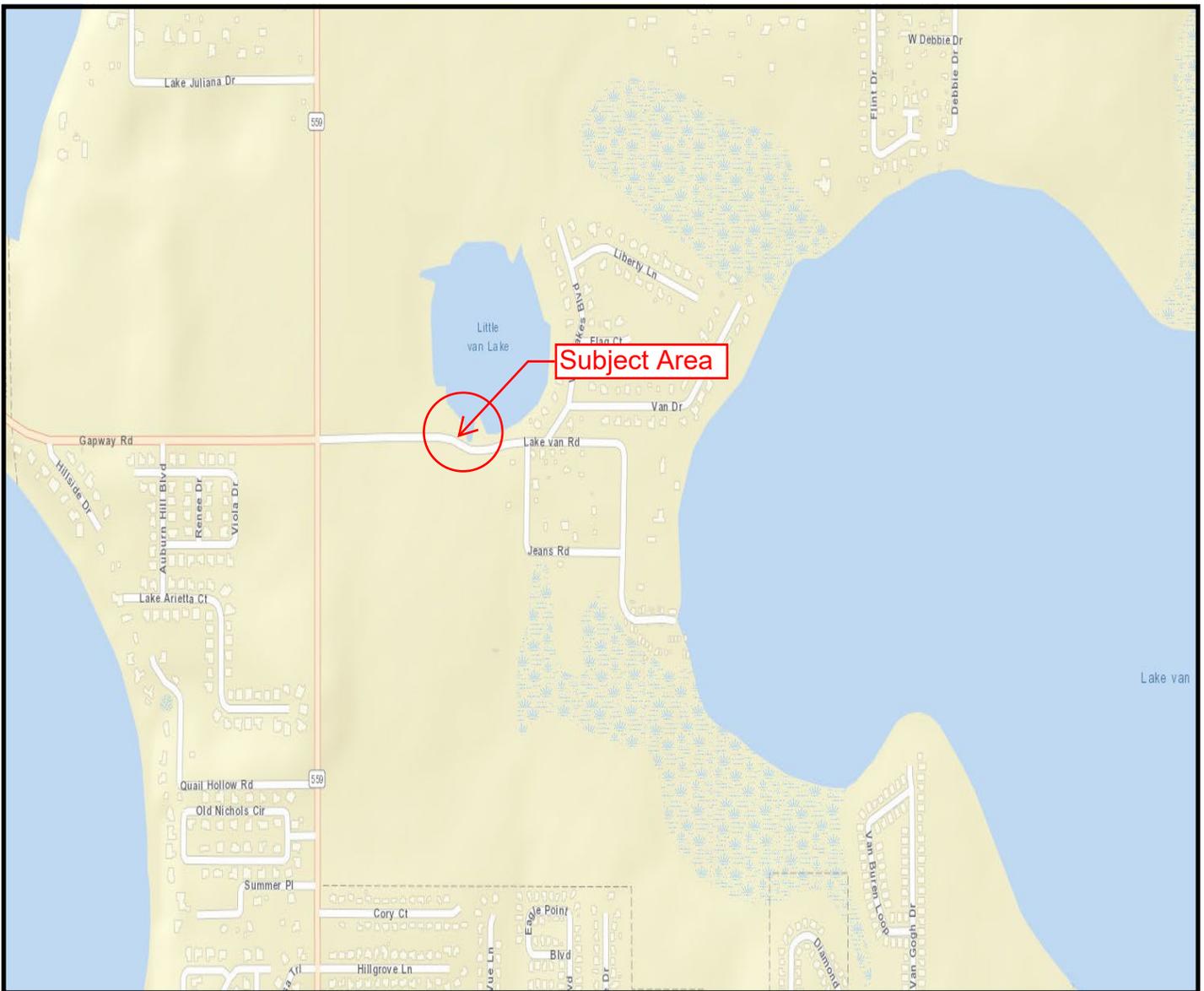
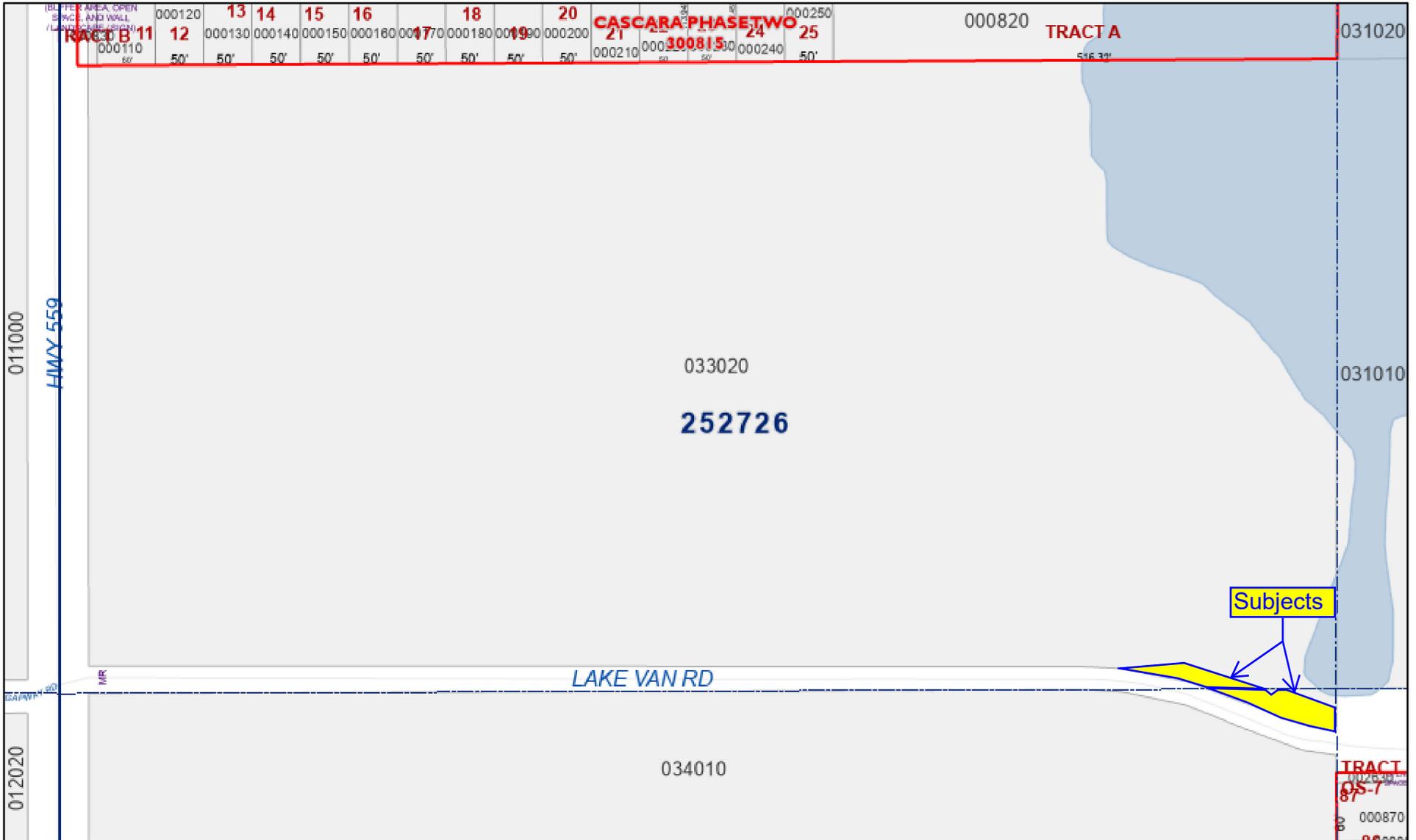




Section 26, Township 27 South, Range 25 East



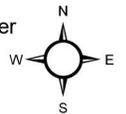
Section 26, Township 27 South, Range 25 East



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 17, 2025



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: Chris Eisenhauer *CME*
Project Name: Lake Van Safety Improvements
Parent Parcel I.D. No.: 252726-000000-034050
Parcel 100

QUIT CLAIM DEED

THIS INDENTURE, made this 28th day of May, 2025 between **B. L. Lanier and Associates**, a Florida General Partnership, whose mailing address is P.O. Box 397, Auburndale, Florida 33823-0397, Grantor, and **POLK COUNTY**, a political subdivision of the state of Florida, whose mailing 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 said 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 ATTACHED 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, said 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)

Emily Sheldon

Witness as to both signatories

Emily Sheldon

Print Name

205 Ave K SE, WFL 33880

Address

Phillip A. Price

Witness as to both signatories

Phillip A. Price

Print Name

4010 N. Jennings Rd.

Address

Haines City, Fl. 33844

**B. L. Lanier and Associates, a Florida
General Partnership**

By: David W. Lanier

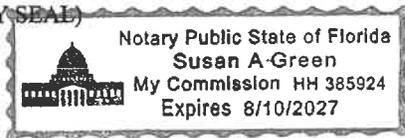
David W. Lanier, as general partner

STATE OF FLORIDA

COUNTY OF Folk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of May, 2025 by David W. Lanier, as general partner, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)



Susan A. Green
Notary Public

Susan A. Green

Print Name

My Commission Expires _____

IN WITNESS WHEREOF, said 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)

Rachel Klinger
Witness as to both signatories
Rachel Klinger
Print Name
1925 Carriage Way West Linn, OR 97068
Address
Wyatt Klinger
Witness as to both signatories
Wyatt Klinger
Print Name
1925 Carriage Way, West Linn, OR, 97068
Address

**B. L. Lanier and Associates, a Florida
General Partnership**

By: Linda Lanier Tremaine
Linda Lanier Tremaine, as general partner

STATE OF Oregon

COUNTY OF Clatsop

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of MAY, 2025 by Linda Lanier Tremaine, as general partner who is personally known to me or has produced OR DL as identification.

(AFFIX NOTARY SEAL)

[Signature]
Notary Public
Print Name Mike Venti
My Commission Expires 3-23-26



Parcel Number: 100
Project Name: Lake Van Road Guardrail
Tax Folio Number: 25-27-26-000000-034050

Road Number: 752602
Project Number: 7526E25-2

DESCRIPTION

A parcel of land being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

Commence at the northwest corner of "TRACT OS-7" as depicted on RESERVE AT VAN OAKS PHASE 2 as recorded in Plat Book 203, Page 1, Public Records of Polk County, Florida; Thence North 00°06'14" West, along the east line of said Southwest 1/4 of the Northwest 1/4, a distance of 41.68 feet to the **POINT OF BEGINNING**; Thence continue North 00°06'14" West, along said east line, 19.79 feet; Thence North 72°40'01" West, 79.90 feet to the north line of said Southwest 1/4 of the Northwest 1/4; Thence South 89°46'08" West, along said north line, 5.51 feet; Thence South 22°26'58" West, 8.23 feet; Thence North 68°09'12" West, 20.20 feet to said north line of the Southwest 1/4 of the Northwest 1/4; Thence South 89°46'08" West, along said north line, 32.21 feet to the northerly Maintained Right-of-Way line of Lake Van Road as recorded in Map Book 6 Page 378 of the Public Records of Polk County, Florida; Thence South 68°47'26" East, along said northerly line, 11.55 feet; Thence South 69°33'00" East, along said northerly line, 30.07 feet; Thence South 69°57'27" East, along said northerly line, 70.14 feet; Thence South 81°31'26" East, along said northerly line, 31.43 feet to the **POINT OF BEGINNING**.

Said Parcel containing 2357 square feet more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

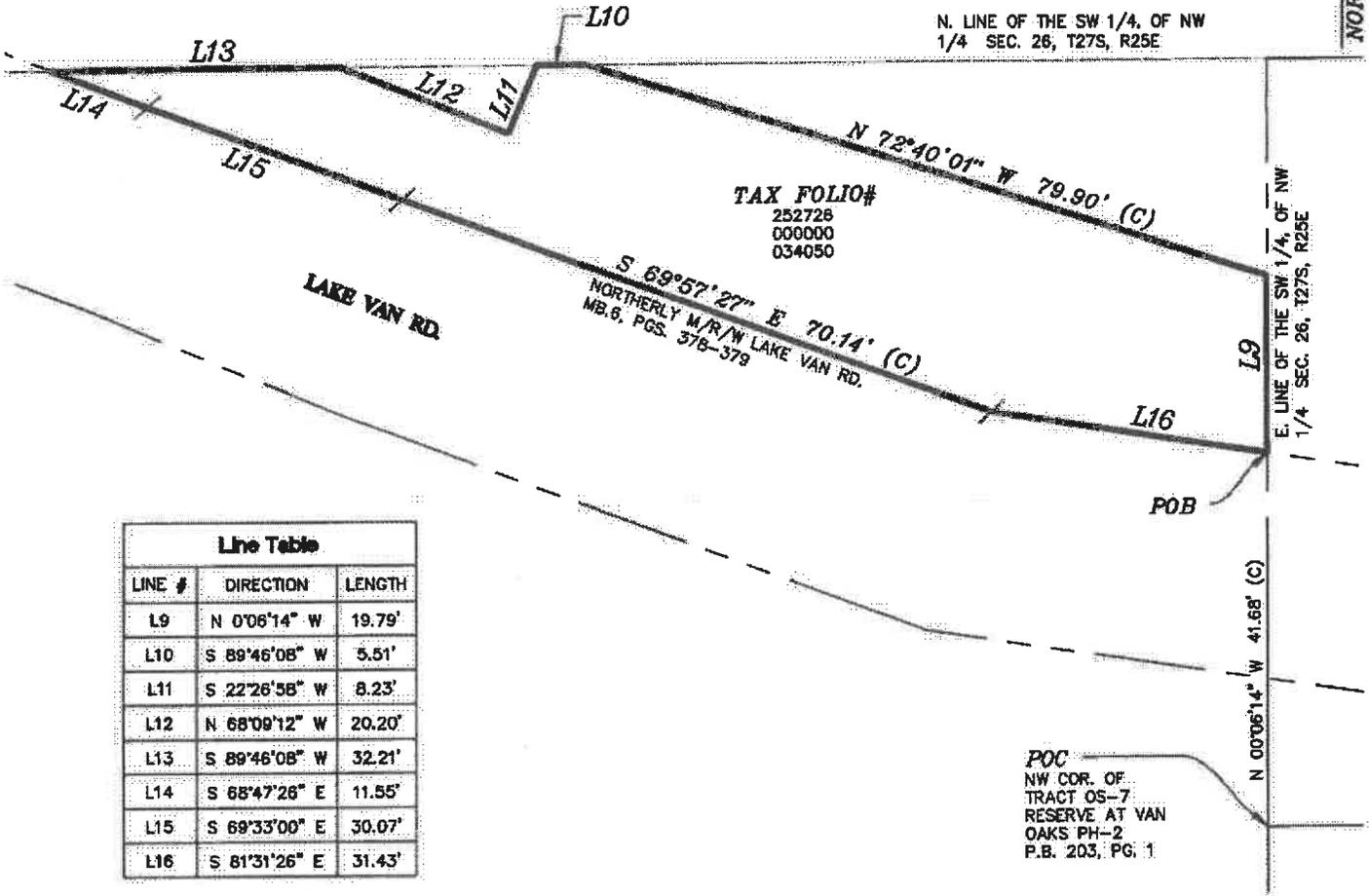
REVISION	DATE	BY

THIS IS NOT
A SURVEY

TAX FOLIO#
252726
000000
033020

SCALE
1" = 20 feet

N. LINE OF THE SW 1/4, OF NW
1/4 SEC. 26, T27S, R25E



Line Table		
LINE #	DIRECTION	LENGTH
L9	N 0°06'14" W	19.79'
L10	S 89°46'08" W	5.51'
L11	S 22°28'58" W	8.23'
L12	N 68°09'12" W	20.20'
L13	S 89°46'08" W	32.21'
L14	S 68°47'26" E	11.55'
L15	S 69°33'00" E	30.07'
L16	S 81°31'26" E	31.43'

LEGEND

- (C) = CALCULATED
- (P) = PLAT
- COR. = CORNER
- M.B. = MAP BOOK
- M/R/W = MAINTAINED RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PH = PHASE
- PG(S) = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- RD. = ROAD
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP



Digitally signed by
John Richard
Noland Jr.
Date: 2025.03.13
16:47:28 -04'00'

JOHN RICHARD NOLAND, JR. P.S.M.
FLORIDA REGISTRATION #5923
SURVEYING & MAPPING MANAGER
SURVEYING AND MAPPING SECTION

SURVEYOR'S NOTES.

BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.

SEE SHEET 1 OF 2 FOR DESCRIPTION.

DATE
3/13/25

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER.	DESCRIPTION SKETCH		POLK COUNTY ROADS AND DRAINAGE		 POLK COUNTY		
	LOCATED IN SECTION 26, TOWNSHIP 27 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.		3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880				
	PHONE: (863) 535-2200	FAX: (863) 519-8117	Sheet No. 2 of 2	Drawn by: EAA		Checked by: JRN	Check Date: 3/13/25
	Parcel Number: 100	PREPARED FOR: REAL ESTATE SERVICES	File Name: 7526E25-2				

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: Chris Eisenhauer *mt*
Project Name: Lake Van Safety Improvements
Parent Parcel I.D. No.: 252726-000000-033020
Parcel 101

QUIT CLAIM DEED

THIS INDENTURE, made this 17th day of JUN, 2025 between **LANIER GROVES LLC**, a Florida limited liability company, **as successor by merger, to L & D LANIER, LLC** a Florida limited liability company, whose mailing address is P.O. Box 397, Auburndale, Florida 33823-0397, Grantor, and **POLK COUNTY**, a political subdivision of the state of Florida, whose mailing 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 said 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, said 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)

Heather Fuentes

Witness

Heather Fuentes

Print Name

515 E. Boulevard St, Bartow, FL 33830

Address

**LANIER GROVES, LLC, as
successor by merger to L & D,
LLC, a Florida limited liability
company**

By: Phillip A. Price
Phillip A. Price, Manager

Christine L Eisenhauer

Witness

Christine L. Eisenhauer

Print Name

515 E. Boulevard St, Bartow, FL 33830

Address

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of JUNE, 2025 by Phillip A. Price, as Manager of Lanier Groves, LLC, as successor by merger to L & D Lanier, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

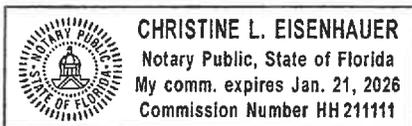
(AFFIX NOTARY SEAL)

Christine L Eisenhauer

Notary Public

Print Name _____

My Commission Expires _____



Parcel Number: 101
Project Name: Lake Van Road Guardrail
Tax Folio Number: 25-27-26-000000-033020

Road Number: 752602
Project Number: 7526E25-2

DESCRIPTION

A parcel of land being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 26, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

Commence at the northwest corner of "TRACT OS-7" as depicted on RESERVE AT VAN OAKS PHASE 2 as recorded in Plat Book 203, Page 1, Public Records of Polk County, Florida; Thence North 00°06'14" West, along the east line of the Southwest 1/4 of the Northwest 1/4 of said Section 26, a distance of 61.47 feet; Thence North 72°40'01" West, 79.90 feet to the south line of said Northwest 1/4 of the Northwest 1/4 and the **POINT OF BEGINNING**; Thence South 89°46'08" West, along said south line, 5.51 feet, to point being known as POINT "A", for the purposes of this description; Thence North 22°26'58" East, 1.67 feet; Thence South 72°40'01" East, a distance of 5.10 feet to the **POINT OF BEGINNING**.

AND

Commence at aforesaid POINT "A"; Thence South 89°46'08" West, along said south line of the Northwest 1/4 of the Northwest 1/4 a distance of 21.89 feet to the **POINT OF BEGINNING**; Thence North 68°09'12" West, 48.76 feet; Thence South 83°52'12" West, 40.39 feet to the northerly Maintained Right-of-Way line of Lake Van Road as recorded in Map Book 6 Page 378 of the Public Records of Polk County, Florida; Thence South 78°35'20" East, along said northerly line, 36.62 feet; Thence South 68°47'26" East, along said northerly line 18.56 feet, to said south line of the Northwest 1/4 of the Northwest 1/4; Thence North 89°46'08" East, along said south line 32.21 feet to the **POINT OF BEGINNING**.

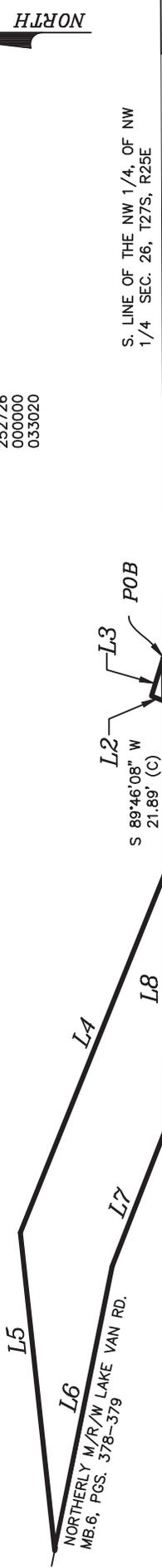
Said Parcels containing 636 square feet more or less.

REVISION	DATE	BY

THIS IS NOT A SURVEY

SCALE
1" = 20 feet

TAX FOLIO#
252726
000000
033020



S. LINE OF THE NW 1/4, OF NW
1/4 SEC. 26, T27S, R25E

N 72°40'01" W 79.90' (C)

E. LINE OF THE SW 1/4, OF NW
1/4 SEC. 26, T27S, R25E

TAX FOLIO#
252726
000000
034050

LAKB VAN RD.

POC
NW COR. OF
TRACT OS-7
RESERVE AT VAN
OAKS PH-2
P.B. 203, PG. 1

Digitally signed by
John Richard Noland
Jr.
Date: 2025.03.13
16:48:43 -04'00'



JOHN RICHARD NOLAND, JR. P.S.M.
FLORIDA REGISTRATION #5923
SURVEYING & MAPPING MANAGER
SURVEYING AND MAPPING SECTION

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.S.M. = PROFESSIONAL SURVEYOR AND
MAPPER
R = RANGE
RD. = ROAD
R/W = RIGHT-OF-WAY
SEC = SECTION
T = TOWNSHIP

DATE
3/13/25

LEGEND

(C) = CALCULATED
(P) = PLAT
COR. = CORNER
M.B. = MAP BOOK
M/R/W = MAINTAINED RIGHT-OF-WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PH = PHASE
PG(S). = PAGE(S)

LINE #	DIRECTION	LENGTH
L1	S 89°46'08" W	5.51'
L2	N 22°26'58" E	1.67'
L3	S 72°40'01" E	5.10'
L4	N 68°09'12" W	48.76'
L5	S 83°52'12" W	40.39'
L6	S 78°35'20" E	36.62'
L7	S 68°47'26" E	18.56'
L8	N 89°46'08" E	32.21'

SURVEYOR'S NOTES
BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA
STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE,
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.
SEE SHEET 1 OF 2 FOR DESCRIPTION.

DESCRIPTION SKETCH
LOCATED IN SECTION 26,
TOWNSHIP 27 SOUTH, RANGE 25 EAST,
POLK COUNTY, FLORIDA.



POLK COUNTY ROADS AND DRAINAGE
3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880
PHONE: (863) 535-2200 FAX: (863) 519-8117
Sheet No. 2 of 2 Drawn by: EAA Drawn Date: 3/12/25
Parcel Number: 101 Checked by: JRN
PREPARED FOR: REAL ESTATE SERVICES Job Number: 7528E25-2

THIS DESCRIPTION AND
SKETCH IS NOT VALID
WITHOUT THE SIGNATURE
AND ORIGINAL SEAL OF A
LICENSED SURVEYOR AND
MAPPER.