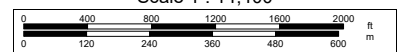


North

Subject Location

Jones Corner

Scale 1 : 14,400



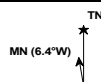
1" = 1,200.0 ft

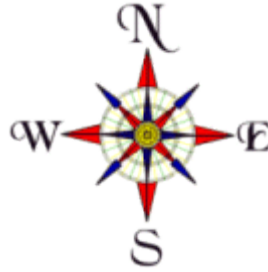
Data Zoom 13-7

Data use subject to license.

© DeLorme. DeLorme Street Atlas USA® 2010.

www.delorme.com





**SECTION 22 , TOWNSHIP 28 SOUTH, RANGE 25 EAST**



This Instrument prepared under the direction of:  
R. Wade Allen, Administrator  
Polk County Real Estate Services  
P.O. Box 9005, Drawer RE-01  
Bartow, Florida 33831-9005  
By: Scott C. Lowery  
Project Name: DRC – CR 542 (K-Ville Rd) R/W  
LDNON-2023-227

Parent Parcel ID Nos. : 252822-000000-043140/043150/043280

## QUIT CLAIM DEED

**THIS INDENTURE**, made this 31<sup>st</sup> day of January, 2024, between **OLD DIXIE 1129, LLC**, a Florida limited liability company, whose address is 220 Recker Highway, Auburndale, Florida 33823, 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)

[Signature]  
 Witness #1  
E. Adam Lyons  
 Print Name  
1534 Monroe Avenue, Rochester, NY 14618  
 Address

[Signature]  
 Witness #2  
Ann M. Hurlburt  
 Print Name  
265 Smith Rd, Scottsville, NY 14546  
 Address

OLD DIXIE 1129, LLC, a Florida limited liability company

By: [Signature]  
Jacob Berardi, Manager

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31st day of January, 2024, by Jacob Berardi, Manager of Old Dixie 1129, 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)

[Signature]  
Notary Public

Ann M. Hurlburt  
Printed Name of Notary

01H45067982      10/28/2026  
Commission Number and Expiration Date

**ANN M. HURLBURT**  
Notary Public, State of New York  
Monroe County No. 5067982  
My Commission Expires 10/28/2026

**Legal Description:**

The northern 10.00 feet of those parcels as described in Official Records Book 12523, Pages 1776-1777 and being more particularly described as follows:

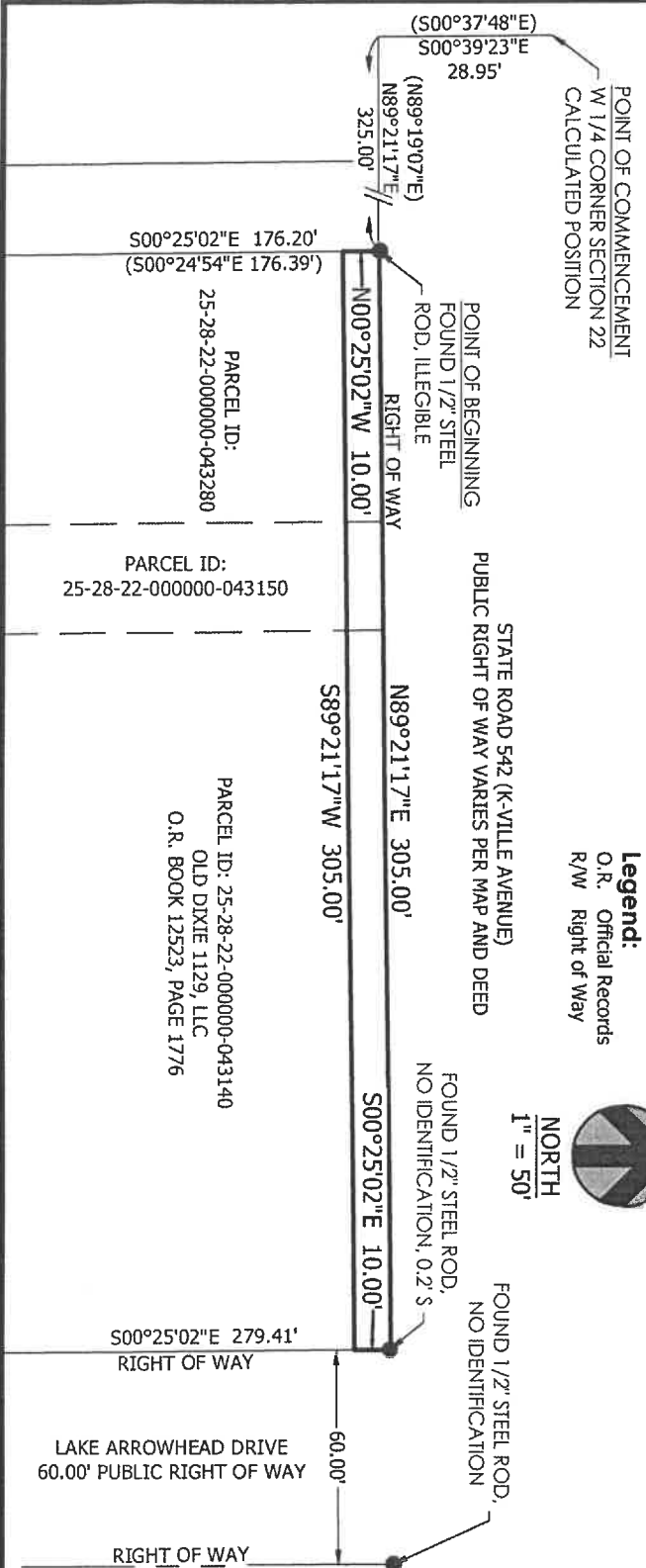
Commence at the West 1/4 corner of Section 22, Township 28 South, Range 25 East, Polk County, Florida; thence S 00°39'23" E along the west line thereof, a distance of 28.95 feet to a point on the southerly Right of Way line of State Road 542; thence N 89°21'17" E along said southerly Right of Way, a distance of 325.00 feet to the POINT OF BEGINNING; thence continue N 89°21'17" E along said southerly Right of Way, a distance of 305.00 feet to the west Right of Way of Lake Arrowhead Drive; thence S 00°25'02" E along said west Right of Way, a distance of 10.00 feet; thence S 89°21'17" W, a distance of 305.00 feet to the west line of that parcel as described in Official Records Book 12523, Pages 1776-1777; thence N 00°25'02" W along said west line, a distance of 10.00 feet to the aforementioned southerly Right of Way of State Road 542 and the POINT OF BEGINNING.

The described area contains 3050 square feet (0.07 acre).

**Surveyors 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) 2011 adjustment. The bearing of North 89°21'17" East as shown along the south Right of Way of State Road 542 is held as reference for all bearings shown hereon.
2. This sketch was prepared using a previously completed Boundary and Topographic Survey prepared by Basepoint Surveying dated September 27, 2023 in Job #11103.
3. THIS IS NOT A SURVEY.
4. This sketch is intended to be displayed at a scale of 1" = 50'.

**Legend:**  
 O.R. Official Records  
 R/W Right of Way

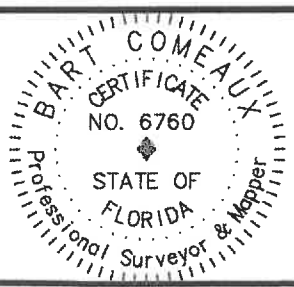


Digitally signed by Bart Comeaux  
 Date: 2024.01.25 16:31:41 -05'00'

**Bart Comeaux**

BART COMEAUX, PSM FL LICENSE #6760  
 BASEPOINT SURVEYING INC. LICENSED BUSINESS #8112

January 25, 2024  
 DATE



**BASEPOINT SURVEYING, INC.**  
 MAILING: P.O. BOX 253, BARTOW, FL 33831  
 OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830  
 PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM  
 FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

Prepared for Polk County  
 Section 22, Township 28 South, Range 25 East

**SKETCH AND DESCRIPTION**

DRAWING: 11103-RW.dwg | JOB #11103