

Section 29, Township 26 South, Range 27 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: Cottonwood Dr. & Holly Hill Grove Rd R/W
LDNON-2023-67

Parent Parcel ID Nos.: 272629-706500-030010/030152

QUIT CLAIM DEED

THIS INDENTURE, made this 31 day of March, 2025, between **COTTONWOOD 27 DEVELOPMENT, LLC**, a Florida limited liability company, whose address is 5555 S. Kirkman Road, Suite 201, Orlando, Florida 32819, 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 EXHIBITS "A" and "B"

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
Muhammad A. Khatib
Print Name
5555 S. Kirkman Rd Orlando, 32818
Address
[Signature]
Witness #2
Pamela Thorne
Print Name
5555 S. Kirkman Rd Orlando 32819
Address

**COTTONWOOD 27
DEVELOPMENT, LLC**, a Florida
limited liability company

By: 27 Miller Investors, LLC, a Florida limited
liability company, its Manager

By: Intram Investments, Inc., a Florida
corporation, its Manager

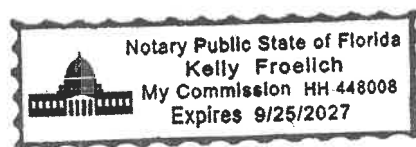
By: [Signature]
Rashid A. Khatib, President

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 31 day of March, 2025, by Rashid A. Khatib, as
President of Intram Investments, Inc., a Florida corporation, as Manager of 27 Miller
Investors, LLC, a Florida limited liability company, as Manager of Cottonwood 27
Development, 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
Kelly Froelich
Printed Name of Notary
HH 448008 exp 9/25/27
Commission Number and Expiration Date

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A parcel of land being a portion of Tract 2, FLORIDA DEVELOPMENT CO. TRACT of Section 29, Township 26 South, Range 27 East, according to the plat thereof, as recorded in Plat Book 3, Pages 60 through 63 of the Public Records of Polk County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Tract 2, FLORIDA DEVELOPMENT CO. TRACT of Section 29, Township 26 South, Range 27 East, according to the plat thereof, as recorded in Plat Book 3, Pages 60 through 63 of the Public Records of Polk County, Florida; thence S00°08'44"E, along the East line of said Tract 2, a distance of 15.00 feet; thence departing said East line, run S89°40'29"W, a distance of 225.06 feet; thence N00°08'25"W, a distance of 15.00 feet to a point on the North line of said Tract 2; thence N89°40'29"E, along said North line, a distance of 225.06 feet to the Point of Beginning.

Containing 3,376 square feet or 0.08 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION
TWP.	TOWNSHIP
RNG.	RANGE
S.	SOUTH
E.	EAST
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
TEMP.	TEMPORARY
CHD.	CHORD
●	DESCRIPTIVE POINT
PC	POINT OF CURVE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
NT	NON-TANGENT

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: COTTONWOOD 27 DEVELOPMENT, LLC

DATE OF SKETCH	12/4/2023	REVISIONS
SCALE	1" = 100'	
F.B.	PAGE	
SECTION	29	
TWP.	26 S., RNG. 27 E.	
JOB NO.	21-233	SHEET 1 OF 2

JOHNSTON'S
SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

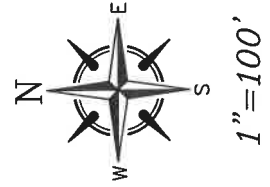
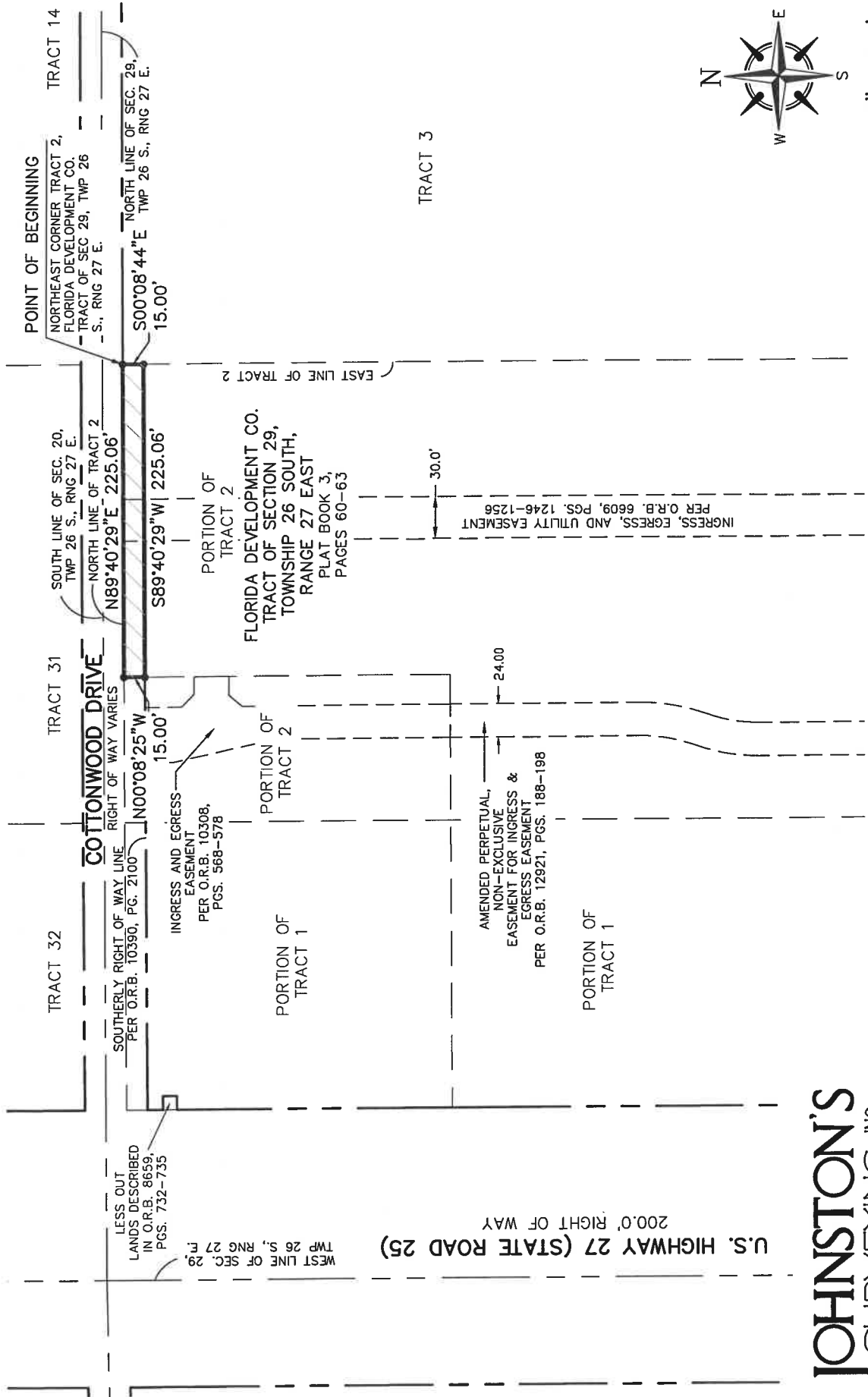
Richard D. Brown

12/5/2023

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION



JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2178 Fax (407) 847-6140

SKETCH OF DESCRIPTION**LEGAL DESCRIPTION:**

A parcel of land being a portion of Tracts 15 and 16, FLORIDA DEVELOPMENT CO. TRACT, of Section 29, Township 26 South, Range 27 East, according to the plat thereof, as recorded in Plat Book 3, Pages 60 through 63 of the Public Records of Polk County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Tract 15, FLORIDA DEVELOPMENT CO. TRACT, of Section 29, Township 26 South, Range 27 East, according to the plat thereof, as recorded in Plat Book 3, Pages 60 through 63 of the Public Records of Polk County, Florida; thence run S89°42'55"W, along the South line of said Tract 15 a distance of 198.97 feet to the Point of Beginning; thence run N00°07'02"W, a distance of 6.70 feet; thence run S89°42'55"W, a distance of 338.10 feet to the East Right of Way line of U.S. Highway 27 (State Road 25); thence run S00°08'22"E a distance of 6.70 feet to a point on the South line of Tract 16; thence run N89°42'55"E a distance of 338.10 feet to the Point of Beginning.

Containing 2,265.24 square feet or 0.05 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E.	EAST	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PGS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, (NAD 83, 2011 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 2

REQUESTED BY: COTTONWOOD 27 DEVELOPMENT, LLC

DATE OF SKETCH: 2/10/2025

REVISIONS:

SCALE: 1" = 100'

03/26/2025

SEC. 29, TWP. 26 S, RNG. 27 E

CAD FILE:

S-L HOLLY HILL GROVE RD ADDITIONAL RW

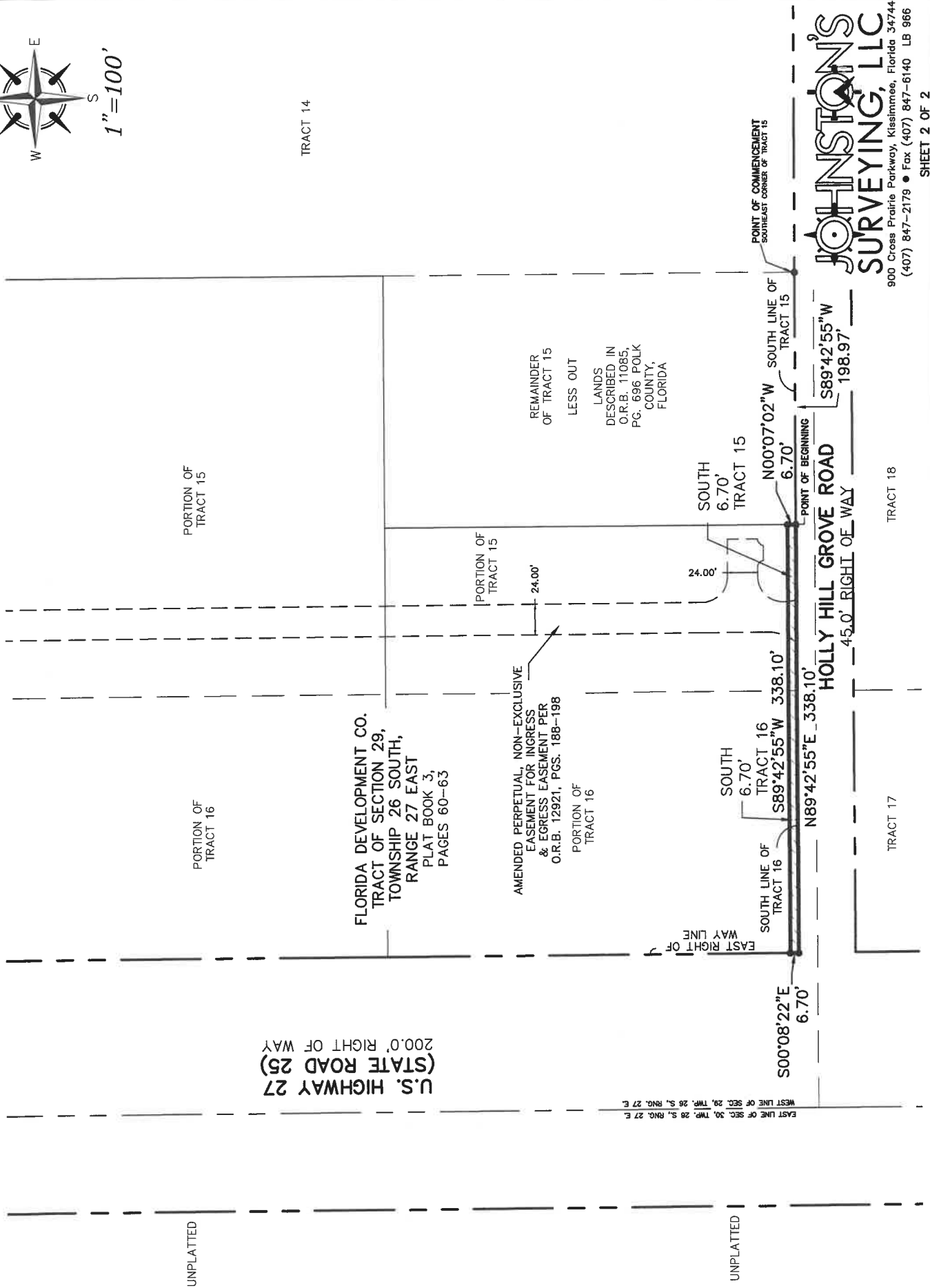
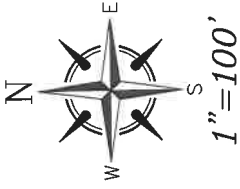
JOB NUMBER: 21-233

**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

R.D.B. 3/26/2025
RICHARD D. BROWN, P.S.M. #5700 (DATE)
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION



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