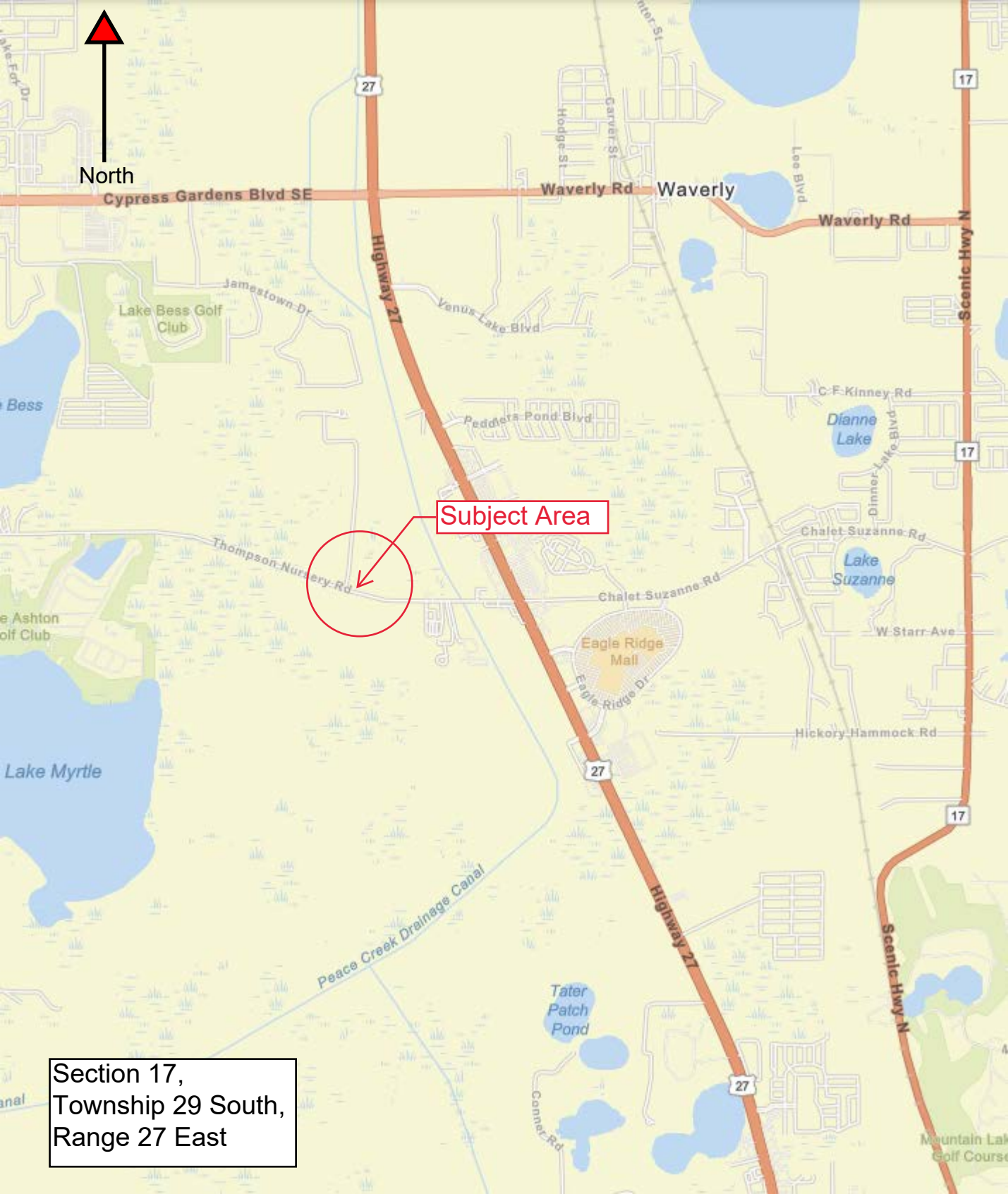


North

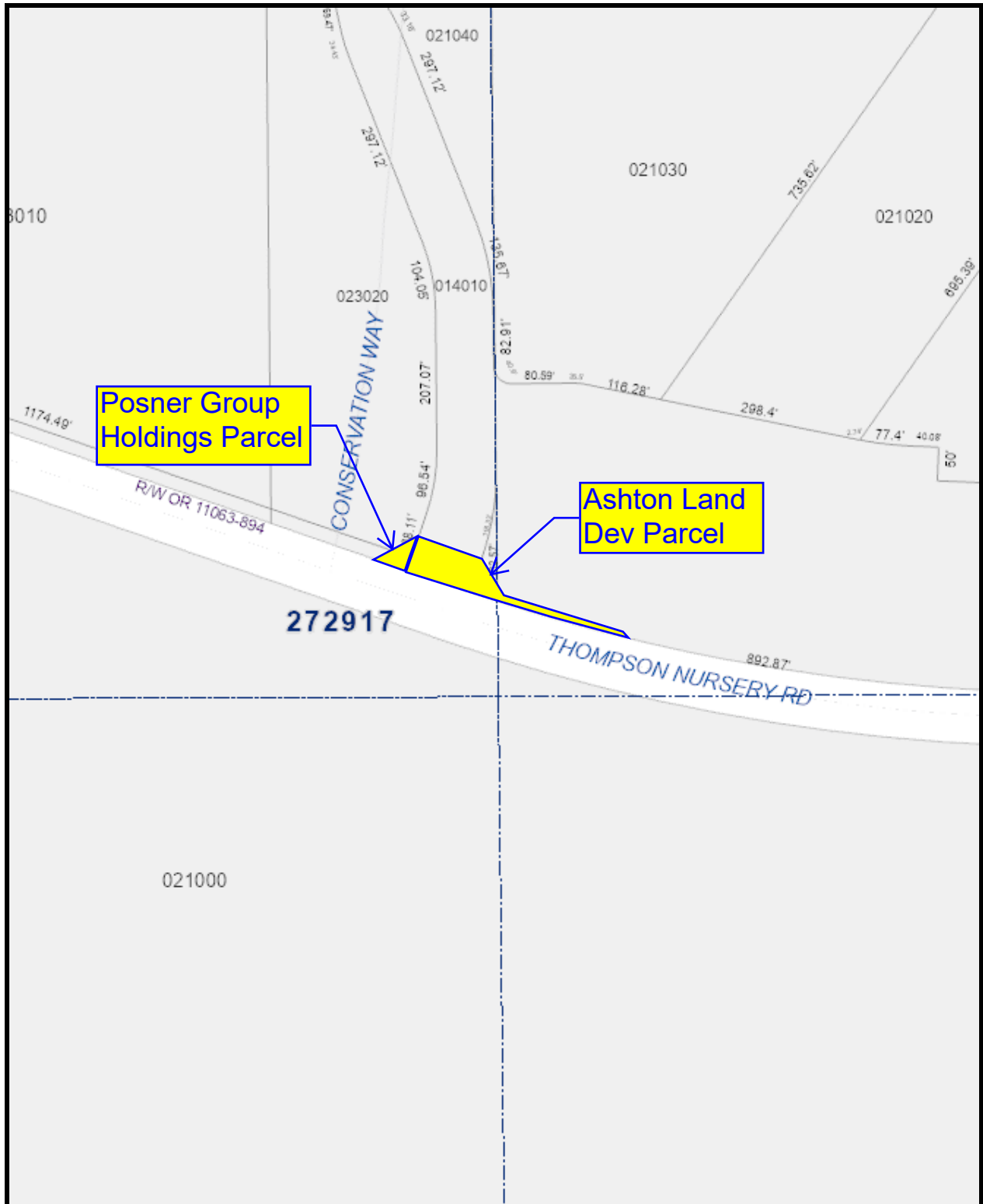
Subject Area

Section 17,  
Township 29 South,  
Range 27 East





**SECTION 17, TOWNSHIP 29 SOUTH, RANGE 27 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

Thompson Nursery Road R/W

Parent Parcel ID No.: 272917-000000-023020

## QUIT CLAIM DEED

**THIS INDENTURE**, made this 2<sup>nd</sup> day of OCTOBER, 2024, between **POSNER GROUP HOLDINGS LLC**, a Florida limited liability company, whose address is 40 S.W. 13th Street, Suite 802, Miami, Florida 33130, 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)

Kim Schroder  
Witness #1  
Kim Schroder  
Print Name

Address 14422 SHORESIDE WAY, STE 110  
WINTER GARDEN, FL 34787

Eshan Ruparetra  
Witness #2  
Eshan Ruparetra  
Print Name

Address 14422 SHORESIDE WAY, STE 110  
WINTER GARDEN, FL 34787

**POSNER GROUPOHOLDINGS LLC,**  
a Florida limited liability company

By: Alessandro Ferreira Falino  
Alessandro Ferreira Falino, Manager

**PHYSICALLY PRESENT**

**STATE OF FLORIDA**

**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of OCTOBER, 2024, by Alessandro Ferreira Falino, as Manager of Posner Group Holdings LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced DRIVERS LICENSE as identification.

(AFFIX NOTARY SEAL)



DEBORAH DODA  
Notary Public  
State of Florida  
Comm# HH416831  
Expires 7/15/2027

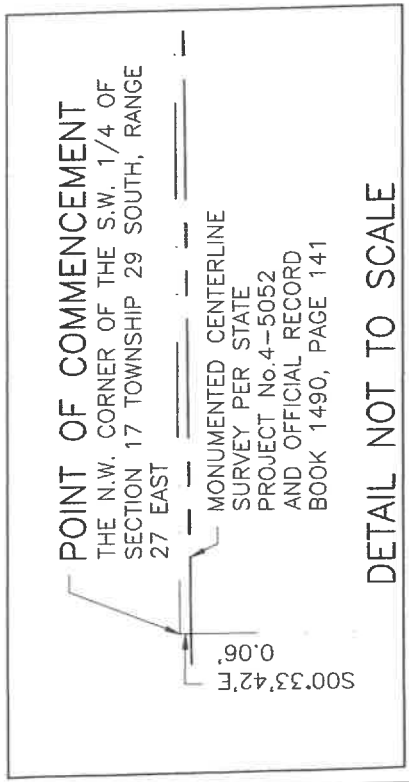
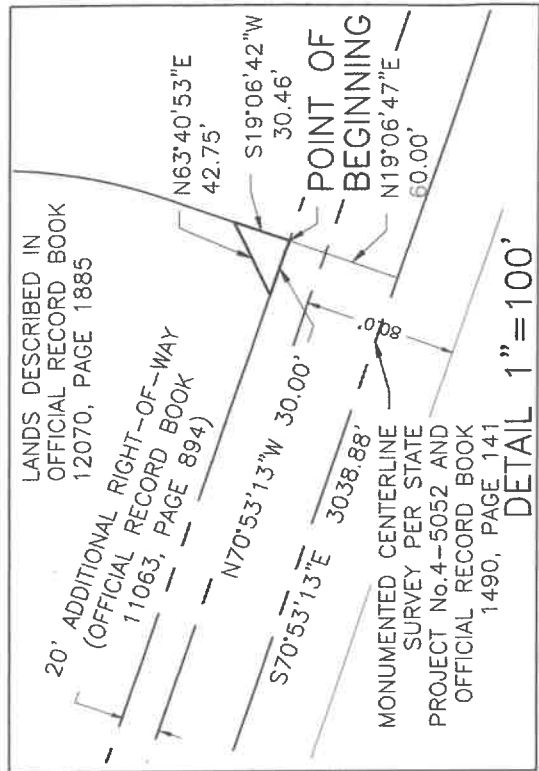
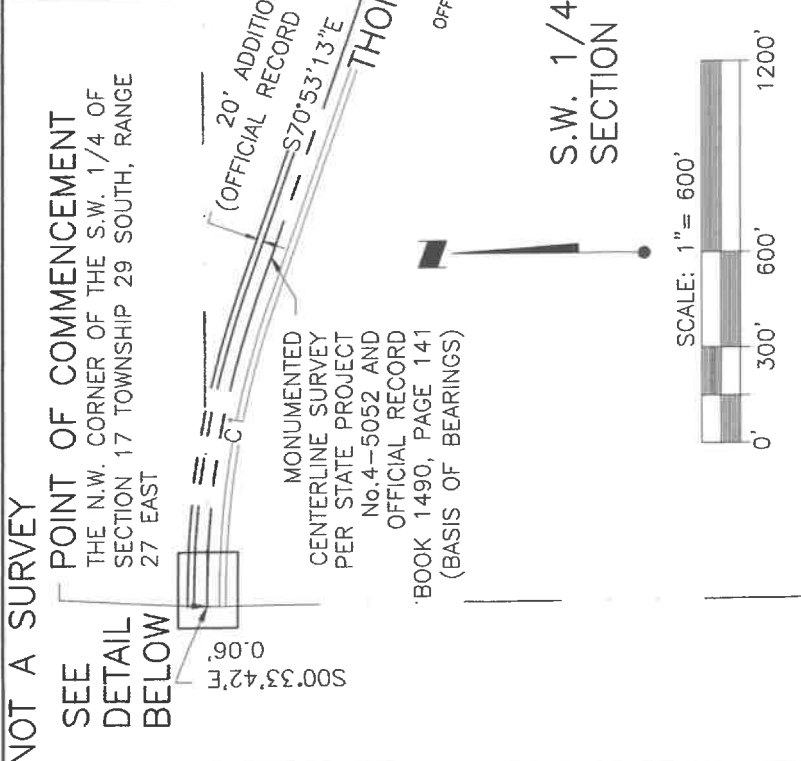
Deborah Doda  
Notary Public

DEBORAH DODA  
Printed Name of Notary

HH416831  
Commission Number and Expiration Date

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	19°54'13"	2864.79'	995.19'	990.19'	502.66'	S80°50'20"E



JOB NO.	REVISION DESCRIPTION	REV. DATE	DRN BY/APP. /	SEC-TWP-RGE	17 T29 R2E	SCALE:	1"=600'
				LEAD TECH.	JDO		
<p><b>Stantec</b>                  77 S. Harbor Island Blvd., STE 500, Tampa, FL 33602                  800.643.4138   813.223.8500   Fax: 813.223.0018   www.stantec.com                  Stantec Consulting Services Inc. • Certificate of Authorization L.B.7086</p>							
<p><b>PARCEL SKETCH &amp; DESCRIPTION</b></p> <p>PROJ: ADDITIONAL RIGHT-OF-WAY</p> <p>CLIENT: LAKE WALES PROPERTY HOLDINGS, LLC</p>							
						PROJECT NO.	21-5617414
						INDEX NO.	add_rw_posner.dwg
						DATE:	4/1/2024
						SHEET NO.:	1 OF 2

NOT A SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 27 EAST, AND RUN THENCE S00°33'42"E, ALONG THE WEST BOUNDARY OF SAID SECTION 17, A DISTANCE OF 0.06 FOOT TO A POINT OF INTERSECTION WITH THE CURVED MONUMENTED CENTERLINE OF THOMPSON NURSERY ROAD AS DEPICTED ON STATE ROAD PROJECT No. 4-5052 RIGHT-OF-WAY MAP AND RECORDED IN OFFICIAL RECORD BOOK 1490, PAGE 141, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID MONUMENTED CENTERLINE BY THE FOLLOWING TWO (2) COURSES: 1) 995.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°54'13", SAID CURVE HAVING A RADIUS OF 2864.79 FEET AND BEING SUBTENDED BY A CHORD BEARING S80°50'20"E, 990.19 FEET TO A POINT OF TANGENCY, 2) S70°53'13"E, 3038.88 FEET; THENCE DEPARTING SAID CENTERLINE, N19°06'47"E, 60.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 12070, PAGE 1885 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE N70°53'13"W, ALONG THE NORTHERN RIGHT-OF-WAY OF THE 20.00 FOOT ADDITIONAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 11063, PAGE 894 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 30.00 FEET; THENCE DEPARTING SAID NORTHERN RIGHT-OF-WAY N63°40'53"E, 42.75 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORD BOOK 12070, PAGE 1885; THENCE S19°06'42"W, ALONG SAID EAST BOUNDARY, 30.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.010 ACRE (457 SQUARE FEET), MORE OR LESS.

NOTES:

- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
- PAPER COPIES OF THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), FLORIDA WEST (ZONE 0902)). THE MONUMENTED CENTERLINE OF THOMPSON NURSERY ROAD HAVING BEARING OF S70°53'13"E MAY BE USED AS A LOCAL LINE OF REFERENCE. SAID CENTERLINE HAVING BEEN RETRACED RECENTLY BY STANTEC AND SHOWN ON A SURVEY WITH A JOB NUMBER 215617414 AND A LAST REVISION DATE OF 4-4-2024.
- DISTANCES SHOWN ARE STATE PLANE GRID DISTANCES. AN AVERAGE COMBINED SCALE FACTOR OF 1.00004347 SHOULD BE APPLIED FOR GROUND DISTANCES.

STANTEC CONSULTING SERVICES INC.  
 CERTIFICATE OF AUTHORIZATION No.L.B.7886



Digitally signed by James D O'Neal  
 DN: cn=US, o=Stantec Consulting Services Inc., dnQualifier=A01410D0000018D  
 1E51EB2600001B33, cn=James D O'Neal  
 Date: 2024.04.11 15:24:39 -04'00'

JAMES DARIN O'NEAL, PSM  
 FLORIDA LICENSE No.L.S.5926

SCALE:	N/A	TITLE	PARCEL SKETCH & DESCRIPTION
	LEAD TECH: JDO		PROJ: ADDITIONAL RIGHT-OF-WAY
SEC-TWP-RGE	17 29S R2E	CUSTOM:	LAKE WALES PROPERTY HOLDINGS, LLC
REV. DATE	DRN BY/DRP. #	PROJECT NO.	215617414
INDEX NO.		INDEX NO.	acc_d_rw_posner.dwg
REVISION DESCRIPTION		DATE:	4/8/2024
		SHEET NO:	2 OF 2

771 S. Harbour Blvd, STE 600, Tampa, FL 33602  
 800.643.4338 • 813.223.9500 • F13-223-0009 • www.stantec.com  
 Stantec Consulting Services Inc. • Certificate of Authorization L.B.7886

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

Thompson Nursery Road R/W

Parent Parcel ID No.: 272917-000000-011010/014010

## QUIT CLAIM DEED

**THIS INDENTURE**, made this 27 day of September, 2024, between **ASHTON LAND DEVELOPMENT LLC**, a Florida limited liability company, whose address is 1120 Carlton Avenue, Suite 1300, Lake Wales, Florida 33853, 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)

ASHTON LAND DEVELOPMENT,  
LLC, a Florida limited liability company

[Signature]  
Witness #1

Layla Zayed  
Print Name

441 Vizcay way Davenport Fl 33837  
Address

Zaina abbas  
Witness #2

[Signature]  
Print Name

5657 oxford man blvd  
Address

Wilder mure, Fl 34786  
Address

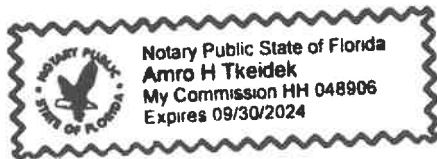
By: [Signature]  
Hasan Mousli, Manager

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of September, 2024, by Hasan Mousli, as Manager of Ashton Land Development LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced Driver license as identification.

(AFFIX NOTARY SEAL)

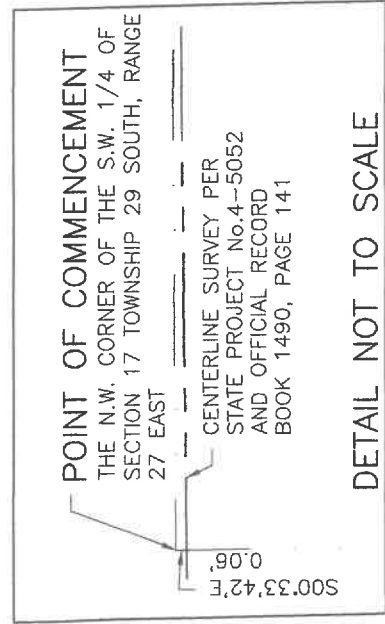
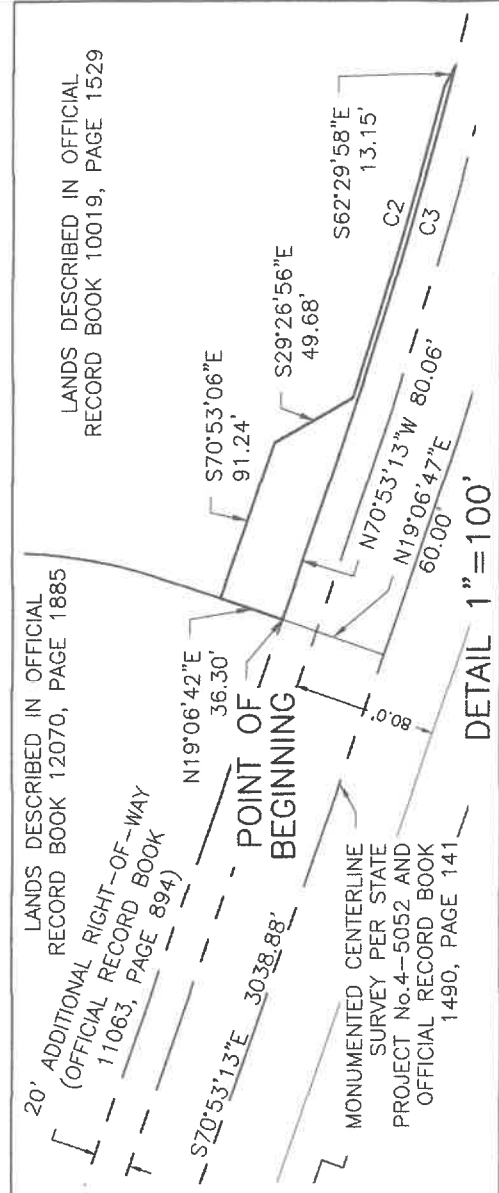
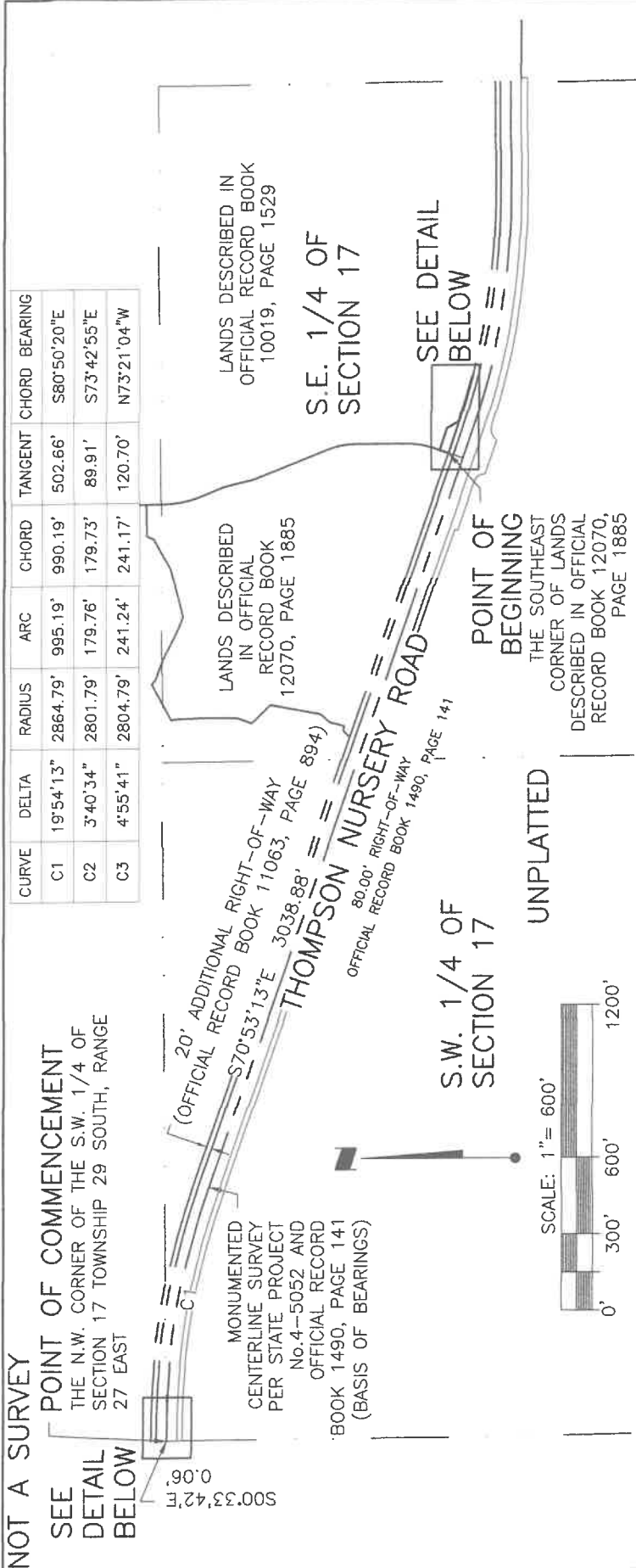


[Signature]  
Notary Public

Amro Tkeidek  
Printed Name of Notary

048906      9/30/2024  
Commission Number and Expiration Date





FILE	TITLE	PROJECT NO.
PROJECT NO.	PARCEL SKETCH & DESCRIPTION	215617414
INDEX NO.	ADDITIONAL RIGHT-OF-WAY	add_fw_ashton.dwg
DATE:	LAKE WALES PROPERTY HOLDINGS, LLC	4/1/2024
SHEET NO:		1 OF 2

SCALE	1"=600'
LEAD TECH.	JDD
SEC-TWP-RGE	17 29S R2E
REV. DATE	REV BY/APP. #
REVISION DESCRIPTION	

**Stantec**

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 Stantec Consulting Services Inc. • Certificate of Authorization LS17666

NOT A SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 27 EAST, AND RUN THENCE S00°33'42"E, ALONG THE WEST BOUNDARY OF SAID SECTION 17, A DISTANCE OF 0.06 FOOT TO A POINT OF INTERSECTION WITH THE MONUMENTED CURVED CENTERLINE OF THOMPSON NURSERY ROAD AS DEPICTED ON STATE ROAD PROJECT No. 4-5052 RIGHT-OF-WAY MAP AND RECORDED IN OFFICIAL RECORD BOOK 1490, PAGE 141, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID MONUMENTED CENTERLINE BY THE FOLLOWING TWO (2) COURSES: 1) 995.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°54'13", SAID CURVE HAVING A RADIUS OF 2864.79 FEET AND BEING SUBTENDED BY A CHORD BEARING S80°50'20"E, 990.19 FEET TO A POINT OF TANGENCY, 2) S70°53'13"E, 3038.88 FEET; THENCE DEPARTING SAID CENTERLINE, N19°06'47"E, 60.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 12070, PAGE 1885 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N19°06'42"E, ALONG THE EAST BOUNDARY OF SAID LANDS, 36.30 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S70°53'06"E, 91.24 FEET; THENCE S29°26'56"E, 49.68 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 179.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3°40'34", SAID CURVE HAVING A RADIUS OF 2801.79 FEET AND BEING SUBTENDED BY A CHORD BEARING S73°42'55"E, 179.73 FEET; THENCE S62°29'58"E, 13.15 FEET TO A POINT OF INTERSECTION WITH THE NORTHERN CURVED RIGHT-OF-WAY OF THE 20.00 FOOT ADDITIONAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 11063, PAGE 894 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE 241.24 FEET ALONG SAID RIGHT-OF-WAY BY THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 4°55'41", SAID CURVE HAVING A RADIUS OF 2804.79 FEET AND BEING SUBTENDED BY A CHORD BEARING N73°21'04"W, 241.17 FEET TO A POINT OF TANGENCY; THENCE CONTINUE N70°53'13"W, ALONG SAID NORTHERN RIGHT-OF-WAY 80.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.106 ACRE (4,604 SQUARE FEET), MORE OR LESS.

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), FLORIDA WEST (ZONE 0902)). THE MONUMENTED CENTERLINE OF THOMPSON NURSERY ROAD HAVING BEARING OF S70°53'13"E MAY BE USED AS A LOCAL LINE OF REFERENCE. SAID CENTERLINE HAVING BEEN RETRACED RECENTLY BY STANTEC AND SHOWN ON A SURVEY WITH A JOB NUMBER 215617414 AND A LAST REVISION DATE OF 4-4-2024.
4. DISTANCES SHOWN ARE STATE PLANE GRID DISTANCES. AN AVERAGE COMBINED SCALE FACTOR OF 1.000004347 SHOULD BE APPLIED FOR GROUND DISTANCES.

STANTEC CONSULTING SERVICES INC.  
 CERTIFICATE OF AUTHORIZATION No.L.B.7866



Digitally signed by James D O'Neal  
 DN: c=US, o=Stantec Consulting Services Inc., dnQualifier=A01410D00000, 18D1E51EB2600001B33, cn=James D O'Neal  
 Date: 2024.04.11 15:09:48 -04'00'

JAMES DARIN O'NEAL, PSM  
 FLORIDA LICENSE No.L.S.5926

SCALE	N/A	TITLE	PARCEL SKETCH & DESCRIPTION
LEAD TECH.	JDO	PROJ.	ADDITIONAL RIGHT-OF-WAY
SEC-TWP-RGE	17 T29S R27E	CLIENT	LAKE WALES PROPERTY HOLDINGS, LLC
REV. DATE	00000000.00	PROJECT NO.	215617414
REV. BY/APP. #		INDEX NO.	add_fw_oshton.dwg
REVISION DESCRIPTION		DATE	4/9/2024
		SHEET NO.	2 OF 2

775 Hickory Island Blvd, Ste 600, Tampa, FL 33602  
 800.643.4336 • 813.223.8500 • 813.252.5500  
 Stantec Consulting Services Inc. • Certificate of Authorization, L.B.7866