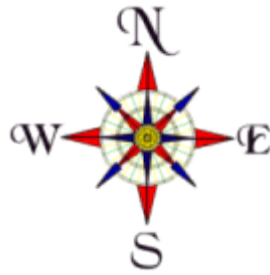


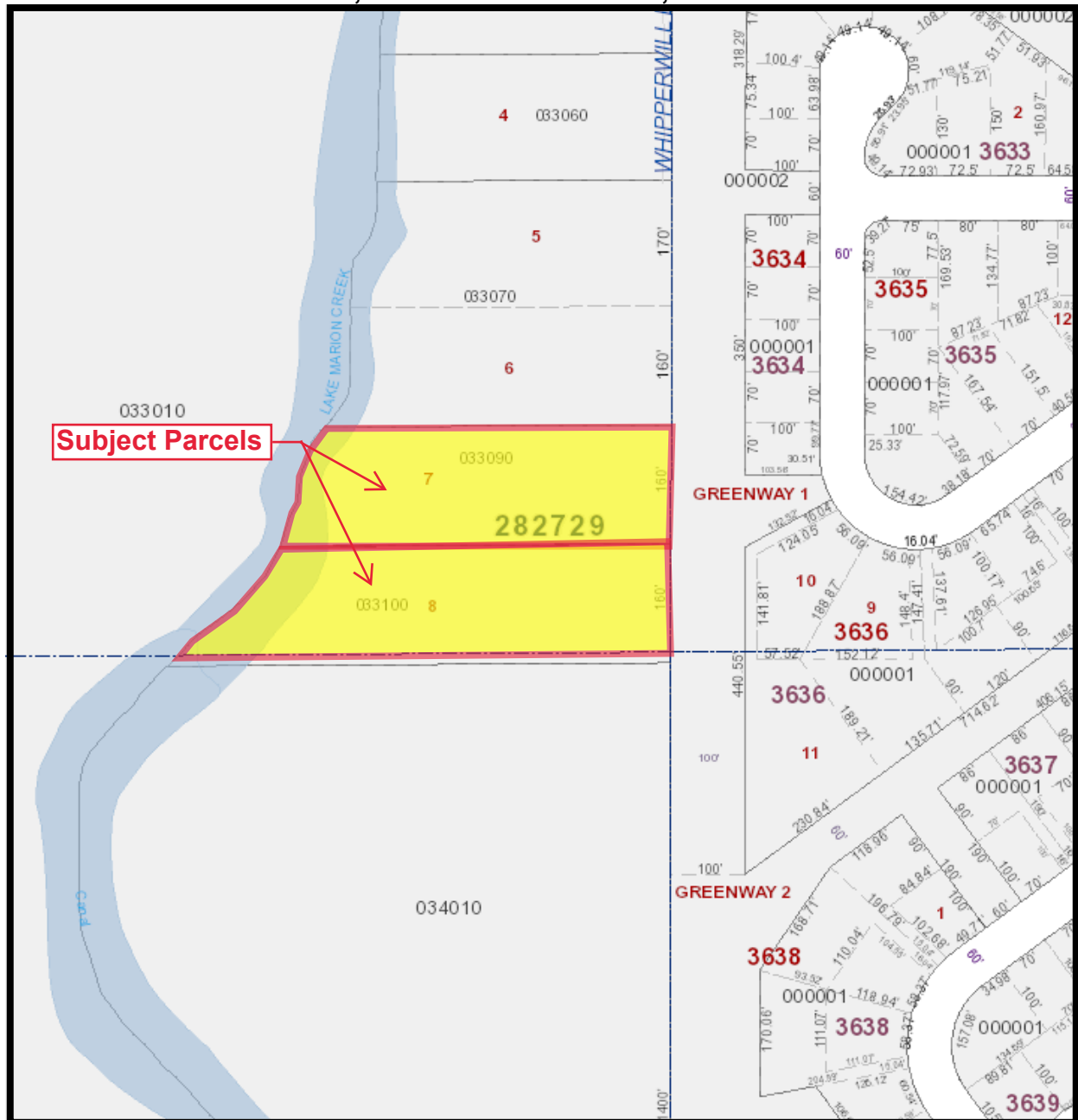


## SECTION 29, TOWNSHIP 27 SOUTH, RANGE 28 EAST





SECTION 29, TOWNSHIP 27 SOUTH, RANGE 28 EAST











*Board of County Commissioners*

Parcel I.D. Nos.: 282729-000000-033090/033100

## **LAND PURCHASE AGREEMENT**

**STATE OF FLORIDA  
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 5<sup>th</sup> day of March 2024, between **CLINT PAYNE AND TANYA PAYNE**, husband and wife, whose address is P.O. Box 86, Doniphan, Missouri 63935, hereinafter referred to as "Owners", and the **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 9005, Drawer RE-01, Bartow, Florida 33831-9005, hereinafter referred to as the "County".

### **WITNESSETH**

**WHEREAS**, Owners agree to sell to County and County agrees to purchase from Owners the lands identified as Parcel ID Numbers 282729-000000-033090 and 282729-000000-033100, as more particularly described in Exhibit "A", together with all improvements, easements, and appurtenances (collectively, the "Property"), in accordance with the provisions of this Agreement.

**NOW, THEREFORE**, in consideration of the premises and the sum of one dollar each to the other paid, it is agreed as follows:

- (a) Owners agree to sell and convey the Property by Warranty Deed, free of liens and encumbrances, unto the County, for the sum of \$225,000 (Two Hundred Twenty-Five Thousand and 00/100 Dollars).
- (b) The County payment of \$225,000 for the purchase of the Property together with applicable closing costs shall be made to the Title Agency described in Section (d) herein for disbursement at closing.
- (c) Owners shall be responsible for the payment of any and all, current and/or past due real property taxes, or pro-rations thereof, pro-rated to the date of closing, and assessments due on the date of closing, and any payment due will be deducted at closing from the Owners' proceeds. Owners shall also be responsible for the payment of any Mortgages, Judgments and/or Liens, if any, which attach to the Property and any payment(s) due will be deducted at closing from the Owners' proceeds.
- (d) Transaction will be closed by American Government Services Corporation (the "Title Agency") and the County agrees to pay the closing fee and owner's title insurance premium and the recording of the deed.
- (e) Owners agree to pay the documentary stamp tax on the deed and shall be responsible for the payment of all real estate fees and/or commissions or attorney's fees on behalf of the Owners, if any, and any payments due will be deducted at closing from the Owners' proceeds. County represents that it has not incurred the services of a broker.

- (f) Any personal property located on the Property not removed after 14 days of transaction closing shall be considered abandoned by the Owners.
- (g) The Owners agree and expressly acknowledge that the monies paid, and other consideration given in accordance with this Agreement is just and full compensation for all property interest and or claims arising from this acquisition and no other monies including fees and/or cost are owed by the County to Owners.
- \* **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

**COUNTY:**  
POLK COUNTY, a political subdivision of  
the state of Florida

**OWNER:**

By: Teresa Haas  
Teresa Haas, Agent  
Polk County Real Estate Services

Clint Payne 3/5/2024  
Clint Payne

Tanya Payne 3/5/2024  
Tanya Payne

Approved by:

R. Wade Allen 3/6/24  
R. Wade Allen, Administrator Date

**Exhibit "A"**

**Tract 7:**

The South 160.00 feet of the North 1190.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 27 South, Range 28 East, Polk County, Florida, lying East of the Thread of Lake Marion Creek.

Together with a non-exclusive easement for ingress and egress over the following described property: Beginning at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 27 South, Range 28 East, Polk County, Florida, run thence Easterly along said Section line a distance of 520.00 feet more or less, to Marion Creek Road (SR 580), thence South along said road a distance of 30.00 feet; thence West a distance of 520.00 feet, more or less to a point 30.00 feet South of the Point of Beginning; thence North 30.00 feet to the Point of Beginning.

Together with a non-exclusive ingress-egress easement over and across the following:  
The East 60.00 feet of the North 1350.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 27 South, Range 28 East, Polk County, Florida, lying East of the Thread of Lake Marion Creek.

The above being the property described in that certain Warranty Deed recorded in O.R. Book 9432, at Pages 2150 through 2151, Public Records of Polk County, Florida which is identified as Parcel ID Number 282729-000000-033090

And

**Tract 8:**

The South 160.00 feet of the North 1350.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 27 South, Range 28 East, Polk County, Florida, Lying East of the thread of Lake Marion Creek.

TOGETHER WITH a non-exclusive easement over the following described property:  
Beginning at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 27 South, Range 28 East, Polk County, Florida, run thence Easterly along said Section line a distance of 520 feet, more or less, to Marion Creek Road (SR 580), thence South along said road a distance of 30.00 feet, thence West a distance of 520.00 feet, more or less, to a point 30.00 feet South of the Point of Beginning, thence North 30.00 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive ingress-egress easement over the following described property: The East 60.00 feet of the North 1350.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 29,

Township 27 South, Range 28 East, Polk County, Florida, Lying East of the thread of Lake Marion Creek.

The above being a portion of the property described in that certain Warranty Deed recorded in O.R. Book 9469, at Pages 0980 through 0981, Public Records of Polk County, Florida which is identified as Parcel ID Number 292728-000000-033100