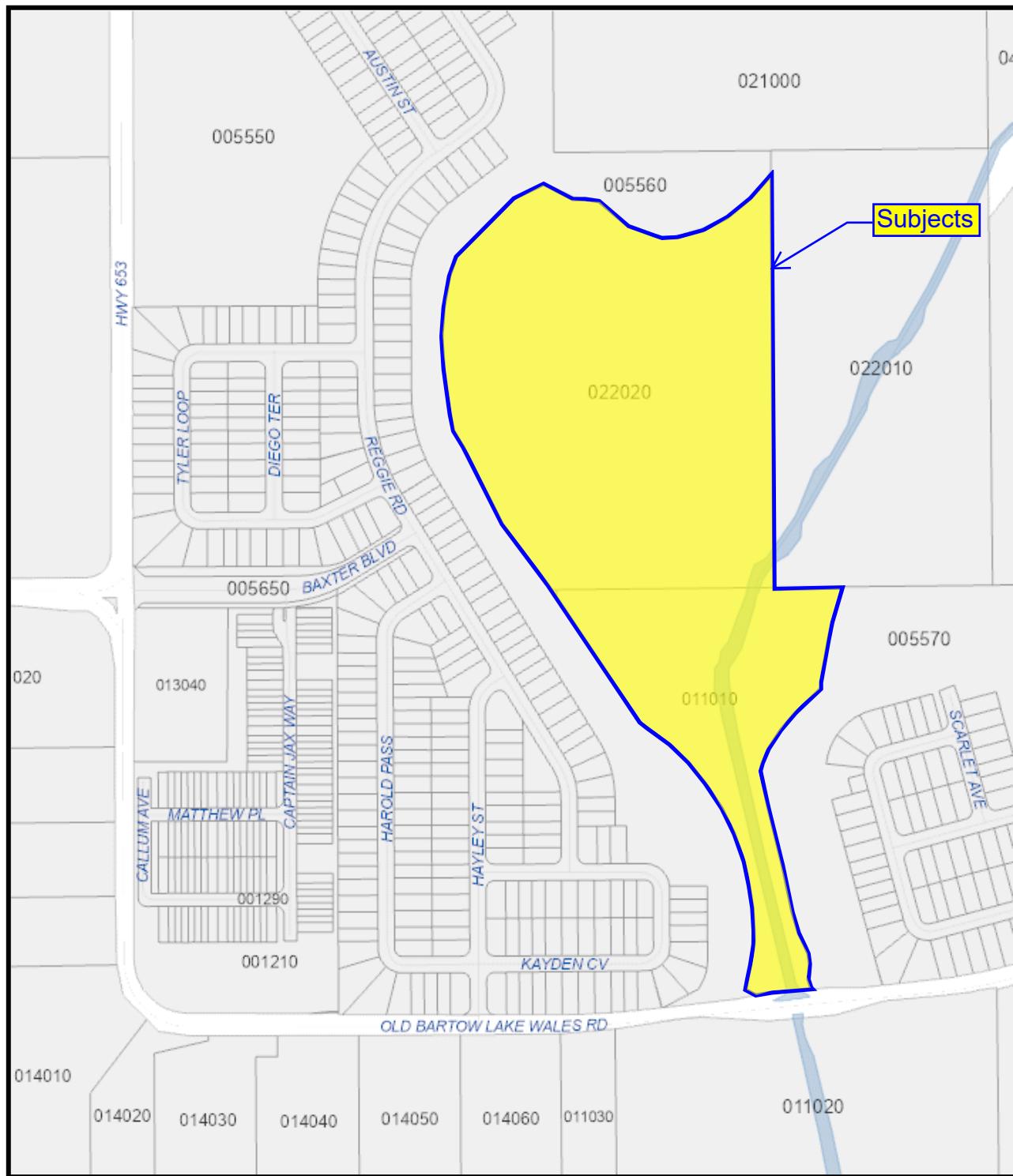


North

Subject Area



SECTIONS 25 & 36, TOWNSHIP 29 SOUTH, RANGE 26 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: BB Wetlands

Parent Parcel ID Nos.: 262925-000000-022020 and
262936-000000-011010/013010

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14 day of January, 2026 between
BB WETLANDS, LLC, a Florida limited liability company, whose address is 4900
Dundee Road, Winter Haven, Florida 33884, 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 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, has granted,
bargained and sold to the said Grantee, its successors and assigns forever 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 in fee simple forever; and the said
Grantor does hereby fully warrant to the Grantee that the Grantor is lawfully seized of the
property and has good right and lawful authority to sell and convey the property; and that the
Grantor fully warrants the title to the property and will defend the same against the lawful
claims of all persons claiming by, through or under said Grantor.

[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)

Witness

Cody Hartmaker

Print Name

Address: 4900 Dundee Rd
Winter Haven, FL 33884

Witness

Sean O'Connor

Print Name

Address: 4900 Dundee Rd
Winter Haven, FL 33884

BB WETLANDS, LLC, a Florida
limited liability company

By:

Harold R. Baxter

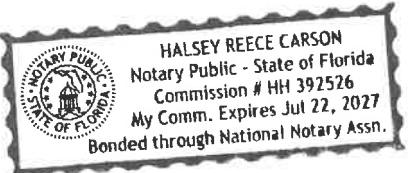
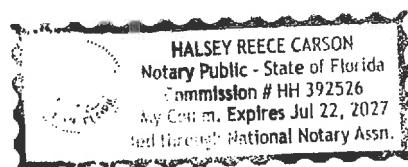
Harold R. Baxter, Manager

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14 day of January, 20220, by Harold R. Baxter, as Manager of BB Wetlands, LLC, a Florida limited liability company on behalf of the company. He is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)



Halsey Carson

Notary Public

Halsey Carson

Print Name

My Commission Expires: 7-22-27

EXHIBIT "A"
Legal Description of the Property

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 29 SOUTH, RANGE 26 EAST AND IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 89°23'53" EAST ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 36, A DISTANCE OF 205.43 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTH 14°54'24" WEST A DISTANCE OF 133.53 FEET; THENCE SOUTH 09°36'04" WEST A DISTANCE OF 178.12 FEET; THENCE SOUTH 41°43'49" WEST A DISTANCE OF 128.37 FEET TO A NON-TANGENT, NON-RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 332.09 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 33°05'49" (CHORD = 189.17 FEET, CHORD BEARING = SOUTH 31°46'44" WEST) FOR A DISTANCE OF 191.83 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT, NON-RADIAL LINE, SOUTH 12°38'52" EAST A DISTANCE OF 434.02 FEET; THENCE SOUTH 17°26'05" EAST A DISTANCE OF 80.90 FEET; THENCE SOUTH 24°46'49" EAST A DISTANCE OF 63.08 FEET; THENCE SOUTH 07°08'50" EAST A DISTANCE OF 43.87 FEET; THENCE SOUTH 05°18'29" WEST A DISTANCE OF 34.18 FEET; THENCE SOUTH 16°19'58" EAST A DISTANCE OF 34.60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD BARTOW - LAKE WALES ROAD AS DESCRIBED AND SET FORTH IN THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2995, PAGE 1410, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 84°10'44" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 139.83 FEET; THENCE SOUTH 78°22'56" WEST, AND STILL ALONG THE AFORESAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.23 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 56°52'16" WEST A DISTANCE OF 36.75 FEET TO THE NON-TANGENT, NON-RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 742.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 72°17'01" (CHORD = 875.74 FEET, CHORD BEARING = NORTH 21°55'40" WEST) FOR A DISTANCE OF 936.63 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT, NON-RADIAL LINE, NORTH 32°50'05" WEST A DISTANCE OF 410.68 FEET; THENCE NORTH 36°24'38" WEST A DISTANCE OF 328.48 FEET; THENCE NORTH 26°39'14" WEST A DISTANCE OF 153.45 FEET; THENCE NORTH 29°04'55" WEST A DISTANCE OF 171.82 FEET; THENCE NORTH 07°17'19" WEST A DISTANCE OF 130.22 FEET TO THE NON-TANGENT, NON-RADIAL INTERSECTION WITH A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 769.48 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 29°56'51" (CHORD = 397.63 FEET, CHORD BEARING = NORTH 03°14'15" EAST) FOR A DISTANCE OF 402.19 FEET; THENCE DEPARTING SAID

CURVE ALONG A NON-TANGENT, NON-RADIAL LINE, NORTH $44^{\circ}43'44''$ EAST A DISTANCE OF 254.58 FEET; THENCE NORTH $64^{\circ}49'03''$ EAST A DISTANCE OF 101.47 FEET; THENCE SOUTH $66^{\circ}17'16''$ EAST A DISTANCE OF 102.70 FEET; THENCE SOUTH $84^{\circ}51'47''$ EAST A DISTANCE OF 74.58 FEET; THENCE SOUTH $49^{\circ}28'29''$ EAST A DISTANCE OF 123.71 FEET; THENCE SOUTH $70^{\circ}24'59''$ EAST A DISTANCE OF 107.64 FEET TO THE NON-TANGENT, NON-RADIAL INTERSECTION WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 430.99 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF $53^{\circ}24'21''$ (CHORD = 387.35 FEET, CHORD BEARING = NORTH $58^{\circ}04'31''$ EAST) FOR A DISTANCE OF 401.73 FEET TO THE NON-TANGENT, NON-RADIAL INTERSECTION WITH THE EAST BOUNDARY OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 25; THENCE SOUTH $00^{\circ}48'35''$ EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 1270.81 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED LANDS CONTAIN 34.37 ACRES, MORE OR LESS.