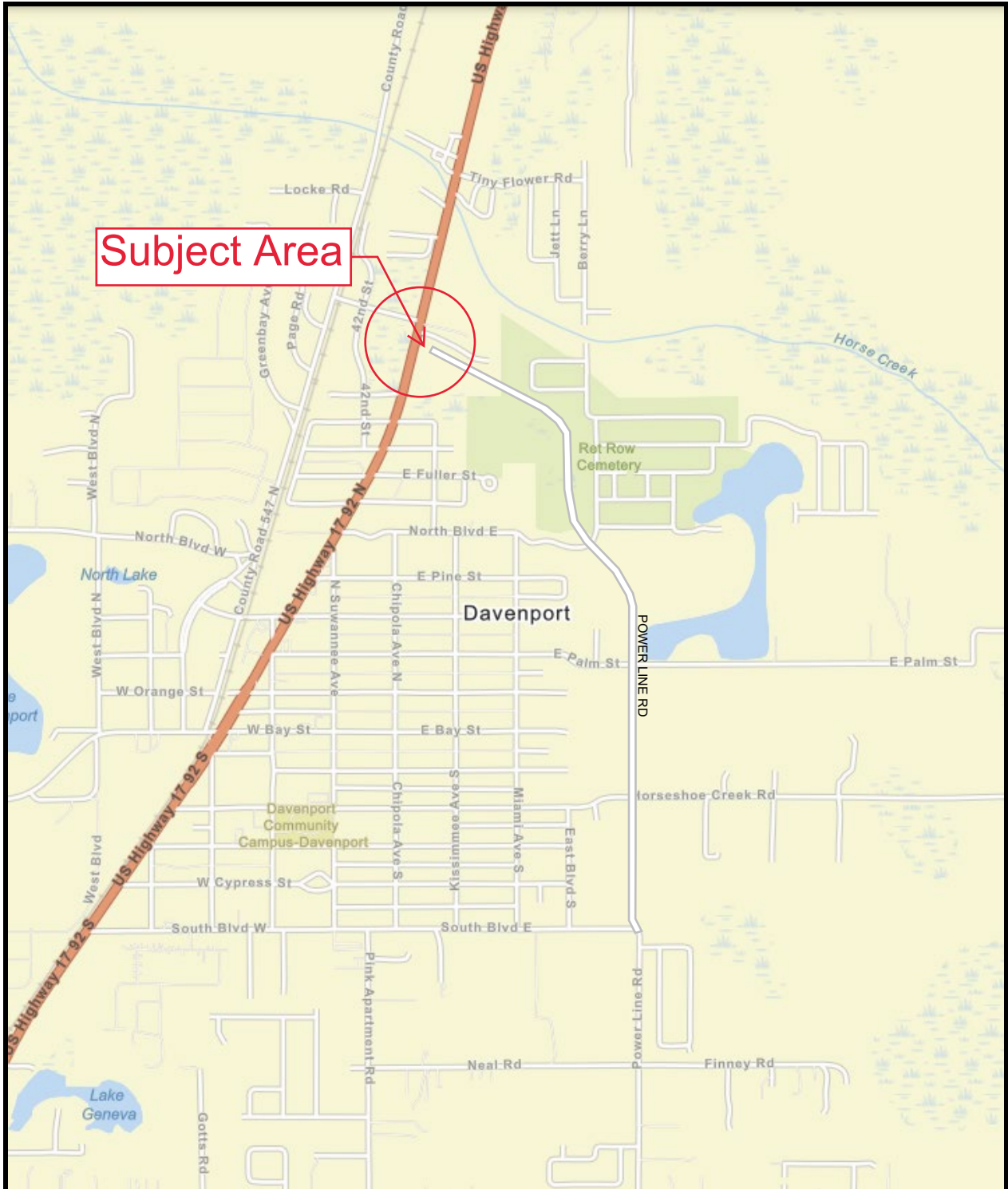


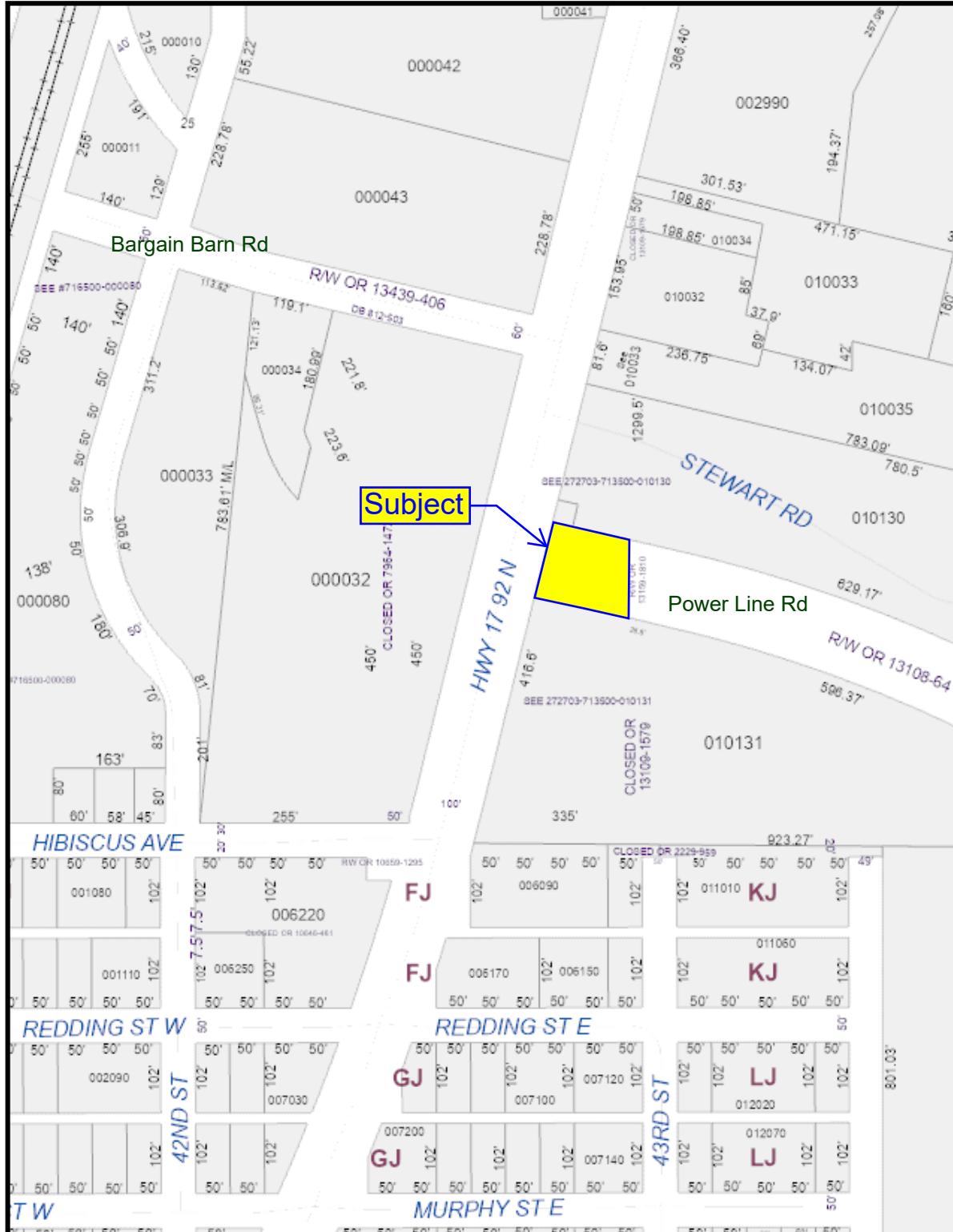


SECTION 3, TOWNSHIP 27 SOUTH, RANGE 27 EAST





SECTION 03, TOWNSHIP 27 SOUTH, RANGE 27 EAST



This Instrument prepared under the direction of:
R. Wade Allen, Director
Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: Power Line Road Ext (US 17/92 Connection)

Parent Parcel ID No.: 272703-713500-010131

WARRANTY DEED

THIS INDENTURE, made this 10th day of July, 2025, between **JMBI REAL ESTATE, LLC**, a Florida limited liability company, whose address is 346 E. Central Avenue, Winter Haven, Florida 33880, 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, in fee simple together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever; and the said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[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
Print Name Jessica Kowalski
Address: 346 E. Central Ave
Winter Haven, FL 33880

[Signature]

Witness
Print Name Justin Frye
Address: 346 E Central Ave
Winter Haven, FL 33880

JMBI REAL ESTATE, LLC,
a Florida limited liability company

By: [Signature]
Jack M. Berry III, Manager

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 10th day of July, 2025, by Jack M. Berry III, as Manager of JMBI REAL ESTATE, 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
Print Name Jessica Kowalski

My Commission Expires 11/4/2028



Description Sketch

(Not A Survey)



DESCRIPTION: A portion of Lot D of a REPLAT OF DAVENPORT TERMINALS, according to the map or plat thereof, as recorded in Plat Book 29, Page 4 of the public record of Polk County, said parcel of land lying in Section 3, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast Corner of the Northwest 1/4 of the Northeast 1/4 of said Section 3, run thence along the South boundary thereof, N.89°13'12"W., a distance of 709.65 feet to a point on the Southerly extension of the West Right-of-Way of 43rd Street, per said REPLAT OF DAVENPORT TERMINALS; thence along said Southerly extension and the West Right-of-Way of said 43rd Street, N.00°17'38"W., a distance of 338.81 feet to the **POINT OF BEGINNING**; thence departing said West Right-of-Way, N.76°15'40"W., a distance of 126.61 feet to the East Right-of-Way of US Highway 17-92, as recorded in Deed Book 515, Page 23 of the public records of said county; thence along said East Right-of-Way, N.13°44'08"E., a distance of 110.00 feet to a point on the North boundary of the lands described in Official Records Book 11351, Page 2092 of the public records of said county; thence along said North boundary, S.76°15'40"E., a distance of 99.12 feet to a point on aforesaid West Right-of-Way; thence along said West Right-of-Way, S.00°17'38"E., a distance of 113.38 feet to the **POINT OF BEGINNING**.

Containing 0.285 acres, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the South boundary corner of the Northwest 1/4 of the Northeast 1/4 Section 3, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of N.89°13'12"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

 <p>Digitally signed by Charles Arnett Date: 2024.03.01 17:01:38 -05'00'</p> <p>Charles M. Arnett LS6884</p>	<p>JOB #: PLR ROW-DS-Lot D</p> <p>DRAWN: LAT DATE: 01/16/24 CHECKED: CMA</p> <p>Prepared For: CASSIDY</p>	<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768</p>  <p style="font-size: 24pt; font-weight: bold;">GeoPoint</p> <p style="font-weight: bold;">Surveying, Inc.</p>																	
	<p>Revisions</p>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---	---	---		
	DATE		DESCRIPTION	DRAWN															
---	---	---																	
---	---	---																	
---	---	---																	
---	---	---																	

Description Sketch

(Not A Survey)

**US Highway 17-92
(aka State Road No. 2
& State Road 600)**

100' Public Right of Way
Deed Book 515, Page 23
Polk County 1605 - Proj 94, with
a revised date of 5-5-2008

Parcel ID:
272703717000000045
Jackstone Development LLC
O.R. 11664, Pg. 989

**MAP OF
FLORIDA
DEVELOPMENT
CO. TRACT
PB 3 PG 60-63**

Parcel ID:
272703717000000045
Jackstone
Development LLC
O.R. 11664, Pg. 989



AREA = 0.285
ACRES±

Tract 14

Line Data Table		
No.	Bearing	Length
L1	N89°13'12"W	709.65'
L2	N00°17'38"W	338.81'
L3	N76°15'40"W	126.61'
L4	N13°44'08"E	110.00'
L5	S76°15'40"E	99.12'
L6	S00°17'38"E	113.38'

East Right-of-Way

POINT OF
BEGINNING

Replat of Davenport Terminals
Plat Book 29, Page 4

Lot D

Parcel ID: 272703713500010131
JMBI Real Estate, LLC
O.R. 11351, Pg. 2092

West Right-of-Way

43RD STREET

East Right-of-Way

26' Right-of-Way
Plat Book 29, Page 4

Parcel ID: 272703713500010131
JMBI Real Estate, LLC
O.R. 11351, Pg. 2092

South boundary of
NW 1/4 of NE
1/4 of Section
3-27S-27E

Southerly Extension of
West Right-of-Way

POINT OF
COMMENCEMENT

Southeast Corner of the Northwest
1/4 of the Northeast 1/4 of
Section 3, Township 27 South,
Range 27 East

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.