

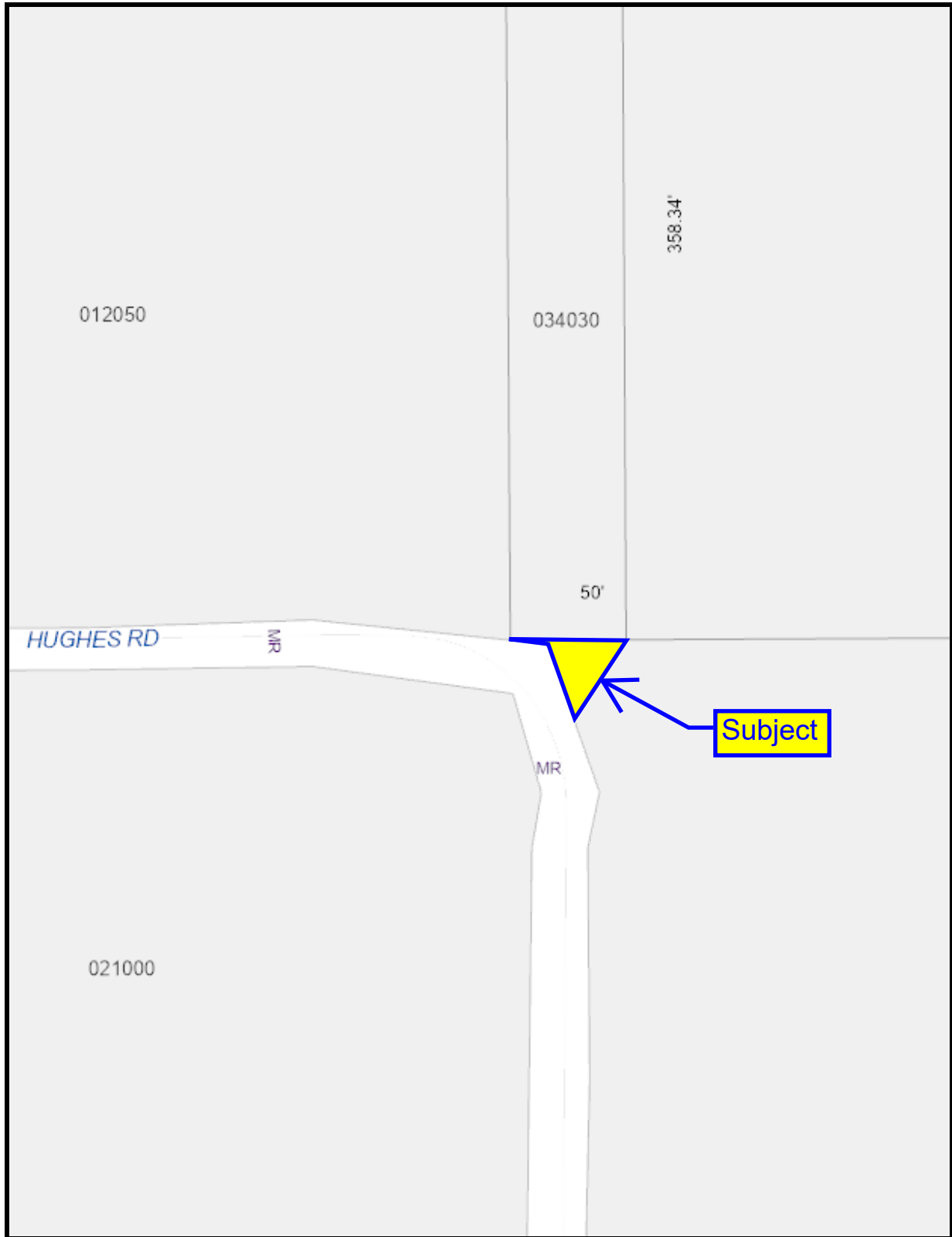
North

Subject Area

Section 11,
Township 28 South,
Range 27 East



SECTION 11, TOWNSHIP 28 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: Hughes Road R/W

Parent Parcel ID No.: 272811-000000-043010

QUIT CLAIM DEED

THIS INDENTURE, made this 1st day of December, 2025, between **CH DEV 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 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)

[Signature]
Witness #1
Steven L. Cassidy
Print Name
346 E. Central Ave
Address WINTER HAVEN, FL. 33880

[Signature]
Witness #2
Lindsey Roden
Print Name
346 E Central Ave
Address Winter Haven, FL 33880

CH DEV LLC, a Florida limited liability company

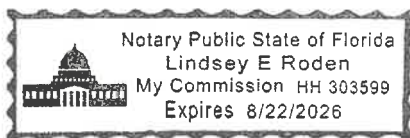
By: [Signature]
Albert B. Cassidy, Manager

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of December, 2025, by Albert B. Cassidy, as Manager of CH Dev 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

Lindsey E Roden
Printed Name of Notary

44303599 8/22/2026
Commission Number and Expiration Date

Exhibit "A"

Project Name: Hughes Road
Tax Folio Number: 272811-000000-043010

Road Number: 870802
Project Number: 8711E25-1

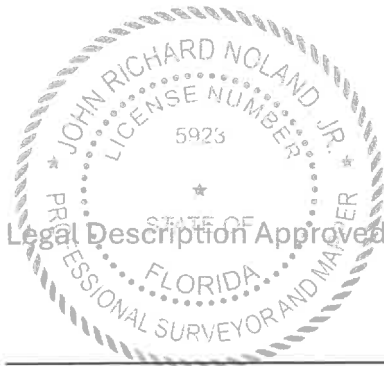
DESCRIPTION

That part of the following described parcel that lies North and East of Hughes Road Maintained Right-of-Way as depicted in Map Book 9 pages 12-30, Public Records of Polk County, Florida.

A parcel of land being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 28 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of said Northwest 1/4 of the Southwest 1/4 of Section 11 for the **POINT OF BEGINNING**: thence North 89°41'58" East, along the north line of said Northwest 1/4 of the Southwest 1/4, a distance of 50.00 feet; thence South 31°20'35" West, 95 feet more or less to the west line of said Northwest 1/4 of the Southwest 1/4; thence northerly, along said west line, to the **POINT OF BEGINNING**.

Containing 689 square feet, more or less.



Legal Description Approved by:

John Richard Noland Jr. P.S.M. #5923
Polk County Board of County Commissioners
Roads and Drainage Division
Date: 11/24/2025

REVISION	DATE	BY