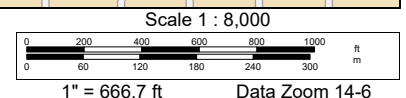
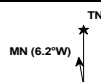


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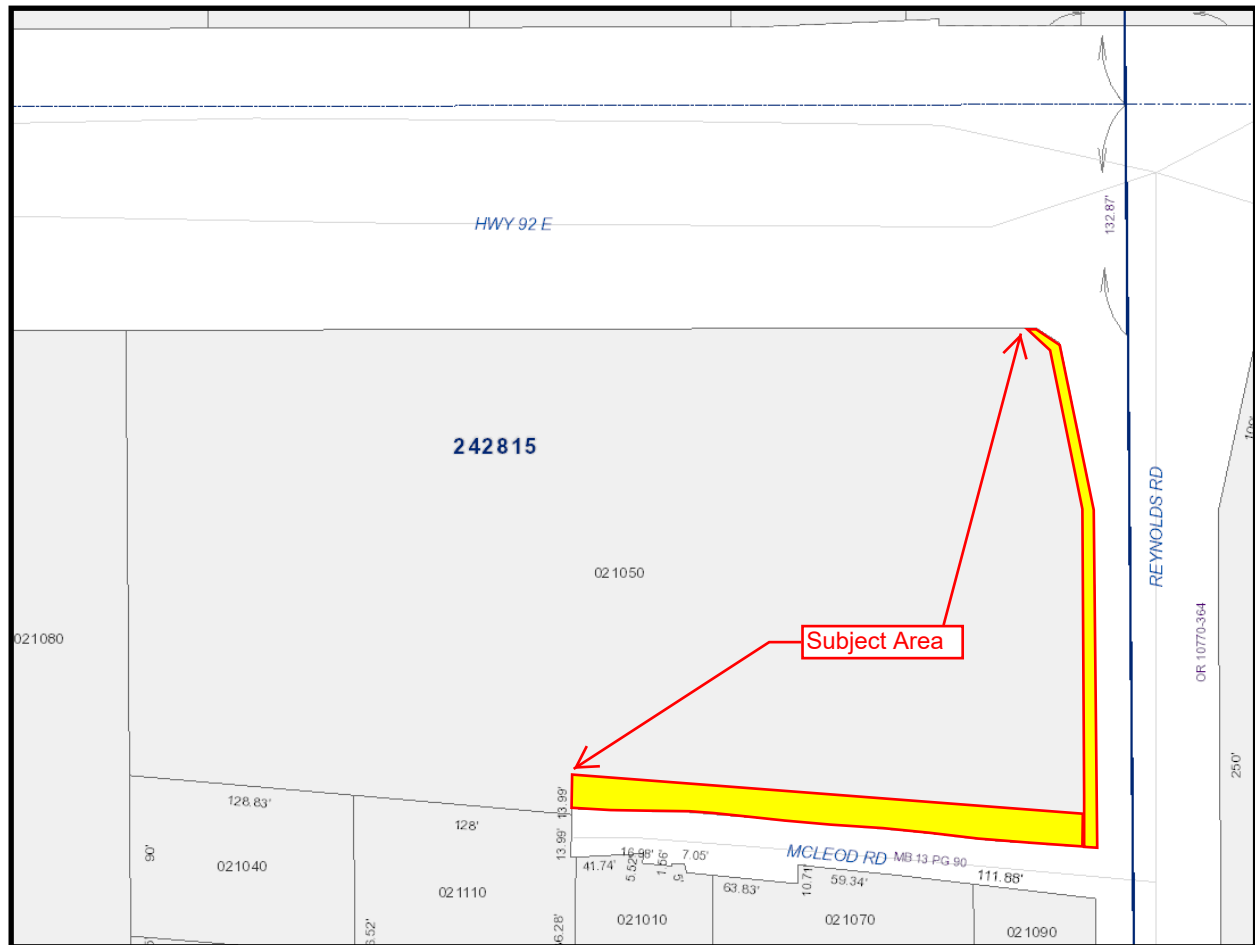
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## SECTION 15, TOWNSHIP 28 SOUTH, RANGE 24 EAST



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  
Project Name: DRC – McLeod Rd / Reynolds Rd R/W  
ValMar Storage – LDNON-2022-99

Parent Parcel ID No.: 242815-000000-021050

(Individual)

## QUIT CLAIM DEED

THIS INDENTURE, made this 15th day of February, 2023, between  
**JUAN VALENZUELA and DAVID ANDRES MARROQUIN**, whose address is 7410 Spandrell  
Drive, Wesley Chapel, Florida 33545, Grantors 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 Grantors, for and in consideration of the sum of One Dollar, to them 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 Grantors have in and to the following described land, situate, lying and  
being in the County of Polk, State of Florida, to-wit:

### SEE EXHIBITS "A" and "B"

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 Grantors, in law or in equity to the only proper use, benefit, and behoove of  
the said Grantee, its successors and assigns forever.

The property described herein does not constitute the homestead property of the Grantors.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the date first above written.

Signed, Sealed And Delivered In The Presence Of:  
(Signature of Two Witnesses Required by Florida Law)

Witness

Print Name

Jennifer R Daniell

Witness

Print Name

Manuel Gonzales

Juan Valenzuela

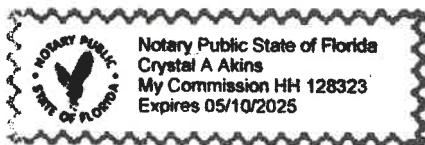
Juan Valenzuela

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15<sup>th</sup> day of February, 2023, by Juan Valenzuela, who ☐ is personally known to me or ☒ has produced TD as identification.

(AFFIX NOTARY SEAL)



Notary Public

Print Name

My Commission Expires

Crystal A Akins

Crystal A AKINS

5/1/2025

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the date first above written.

Signed, Sealed And Delivered In The Presence Of:  
(Signature of Two Witnesses Required by Florida Law)

Witness

Print Name

Witness

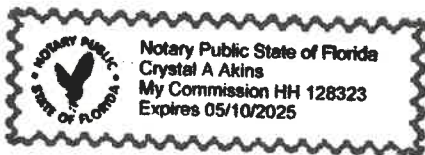
Print Name

David Andres Marroquin  
David Andres Marroquin

STATE OF ~~NEW YORK~~ Florida  
COUNTY OF DORK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15<sup>th</sup> day of February, 2023, by Juan Valenzuela and David Andres Marroquin, who ☐ are personally known to me or ☒ have produced JD as identification.

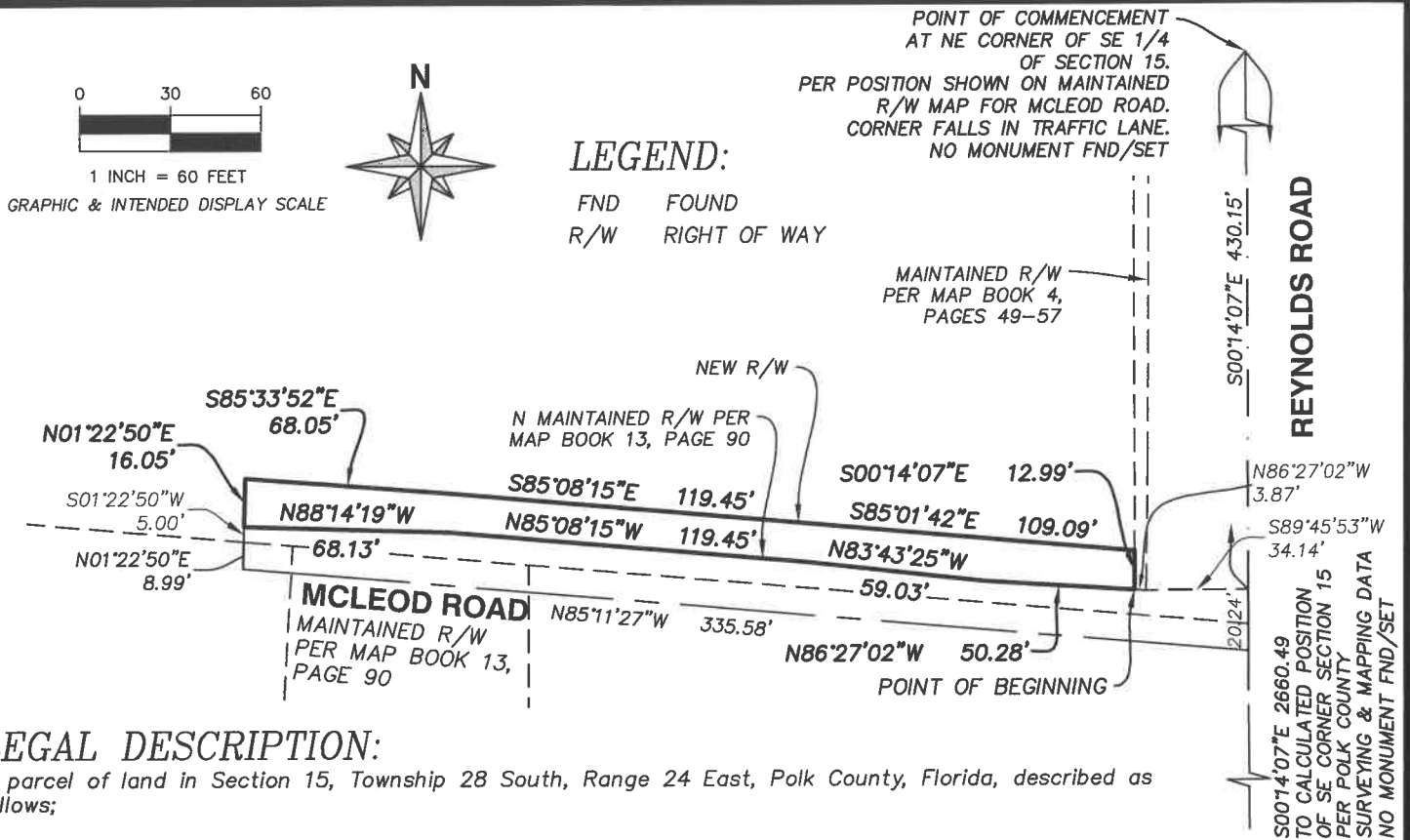
(AFFIX NOTARY SEAL)



Crystal A Akins  
Notary Public  
Print Name Crystal A Akins

My Commission Expires 5/1/2025

# Exhibit "A"



## LEGAL DESCRIPTION:

A parcel of land in Section 15, Township 28 South, Range 24 East, Polk County, Florida, described as follows;

Commence at the Northeast corner of the SE 1/4 of said Section 15; thence S 00°14'07" E along the east line of said Section 15 a distance of 430.15 feet; thence S 89°45'53" W a distance of 34.14 feet to the intersection of the north maintained right of way line of McLeod Road as shown on Polk County Maintained Right of Way Map Book 13, page 90 and the west maintained right of way line of Reynolds Road as shown in Polk County Maintained Right of Way Map Book 4, pages 49-57; thence along said north right of way line of said McLeod Road for the following five courses; (1) N 86°27'02" W a distance of 3.87 feet to the Point of Beginning; (2) N 86°27'02" W a distance of 50.28 feet; (3) N 83°43'25" W a distance of 59.03 feet; (4) N 85°08'15" W a distance of 119.45 feet; (5) N 88°14'19" W a distance of 68.13 feet; thence N 01°22'50" E a distance of 16.05 feet; thence S 85°33'52" E a distance of 68.05 feet; thence S 85°08'15" E a distance of 119.45 feet; thence S 85°01'42" E a distance of 109.09 feet; thence S 00°14'07" E a distance of 12.99 feet to the Point of Beginning.

## SURVEYOR'S NOTES:

1.) North and the bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System (NAD 83, 2011 adjustment). The bearing of S00°14'07"E along the East line of the Southeast 1/4 of Section 15 is held as reference.

2.) This Description Sketch was prepared for the purpose of describing a parcel of land to be dedicated as additional right of way to McLeod Road.

3.) The boundary lines shown hereon are taken from a Boundary and Topographic Survey prepared by 30 South, LLC, dated 4/8/22 and proposed right of way lines provided by JSK Consulting Engineers. THIS IS NOT A BOUNDARY SURVEY.

ERIC M. PRESNELL, P.S.M.  
FLORIDA REGISTRATION No. 5568  
30 SOUTH, LLC.  
FLORIDA REGISTRATION No. LB 8474

08/27/22

DATE

**DESCRIPTION SKETCH  
OF R/W FOR MCLEOD ROAD  
LOCATED IN SECTION 15, TOWNSHIP 28 SOUTH,  
RANGE 24 EAST, POLK COUNTY, FLORIDA**



30 SOUTH, LLC.  
425 SOUTH FIRST AVENUE  
BARTOW, FLORIDA 33830  
PHONE: (863)-800-3539  
LICENSED BUSINESS No. LB 8474

Project No.:	43	No.		Date	8/27/22	Approved	EMP	REVISION	First Issue	NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
Horiz. Scale:	1"=60'	F.I.								
DWG. Name:	43-REYNOLDS RW									
Drawn By:	EMP									
Field Bk / Pg.:	N/A									
Drawing No.:	122									

PLOTTED: Saturday, August 27, 2022

NOT VALID WITHOUT  
THE ORIGINAL  
SIGNATURE AND THE  
RAISED SEAL OR THE  
ELECTRONIC  
SIGNATURE AND  
COMPUTER  
GENERATED SEAL OF  
A FLORIDA LICENSED  
SURVEYOR AND  
MAPPER