









*Board of County Commissioners*

Parent Parcel ID Number: 232716-000000-044010  
Northwest Government Center

## LAND PURCHASE AGREEMENT

**COUNTY OF POLK  
STATE OF FLORIDA**

THIS AGREEMENT made and entered into this 16th day of January 2026, between **WYNONA SERENCESES**, whose mailing address is P.O. Box 798, Kathleen, Florida 33849, hereinafter referred to as "Owner", and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 9005, Bartow, Florida 33831-9005, hereinafter referred to as "Purchaser".

### WITNESSETH

WHEREAS, Owner agrees to sell to Purchaser and Purchaser agrees to purchase from Owner the lands identified as **Parcel ID No. 232716-000000-044010**, located in Polk County, Florida, as generally depicted in the attached **Exhibit "A"** and more particularly described in the attached **Exhibit "B"**, containing approximately 26.79-acres, 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) Owner agrees to sell and convey the Property by Warranty Deed, free of liens and encumbrances, unto Purchaser, for the purchase price of **\$5,500,000.00 (Five Million Five Hundred Thousand and 00/100 Dollars)**.
- (b) The Purchaser's payment of \$5,500,000 (purchase price), together with applicable closing costs, shall be made to the title agency described in Section (e) herein for disbursement at Closing. Any improvements or personal property not removed within fourteen (14) days after the Closing shall be considered abandoned by the Owner.
- (c) Purchaser and Owner agree to close no later than thirty (30) days following Board of County Commissioners approval of this Agreement.
- (d) Purchaser agrees the purchase price is net to the Owner and the Purchaser agrees to pay all costs associated with purchase transaction to include 2026 pro-rated taxes, closing fee associated with the transaction, cost to record the deed, title search fee, Owner's title insurance premium, the documentary stamps on the deed, if applicable and ancillary recordable title curative documents. Purchaser will be responsible for the recording of the deed and ancillary recordable documents.

- (e) Transaction will be closed by the Purchaser's title agent, American Government Services Corporation.
- (f) Purchase and Owner acknowledge and agree that they have not incurred the services of a broker.
- (g) Purchaser acknowledges that this conveyance of the Property is in lieu, and under threat, of condemnation.
- (h) Owner agrees and expressly acknowledges that the monies paid and other consideration given in accordance with this Agreement are 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 Purchaser to Owner.

- **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 on the date shown above.

**PURCHASER:**

**POLK COUNTY, a political subdivision  
of the State of Florida**

By:   
R. Wade Allen, Director  
Real Estate Services  
Its Agent

**OWNER:**

  
Wynona Serences

**Approved By Polk County BoCC**

Date \_\_\_\_\_

## **Exhibit "A"**

**(General depiction of the Property)**



Being a portion of the same property as described in that certain Personal Representative's Deed as recorded in Official Records Book 4632 at Page 4, Public Records of Polk County, Florida.

## Exhibit "B"

### (Legal description of the Property)

#### DESCRIPTION

THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT MAINTAINED RIGHT-OF-WAY FOR KATHLEEN ROAD (CR 35-A) AS RECORDED IN MAP BOOK 4 AT PAGES 158 THROUGH 167 AND IN MAP BOOK 15, AT PAGES 68 THROUGH 85 AND LESS AND EXCEPT PARCEL 178 OF THE KATHLEEN ROAD PHASE 2 PROJECT AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 7843, AT PAGES 918 THROUGH 921.

ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Legal Description Approved by:



John Richard Noland Jr. P.S.M. #5923  
Polk County Board of County Commissioners  
Roads and Drainage Division  
Date: 12/22/2025

