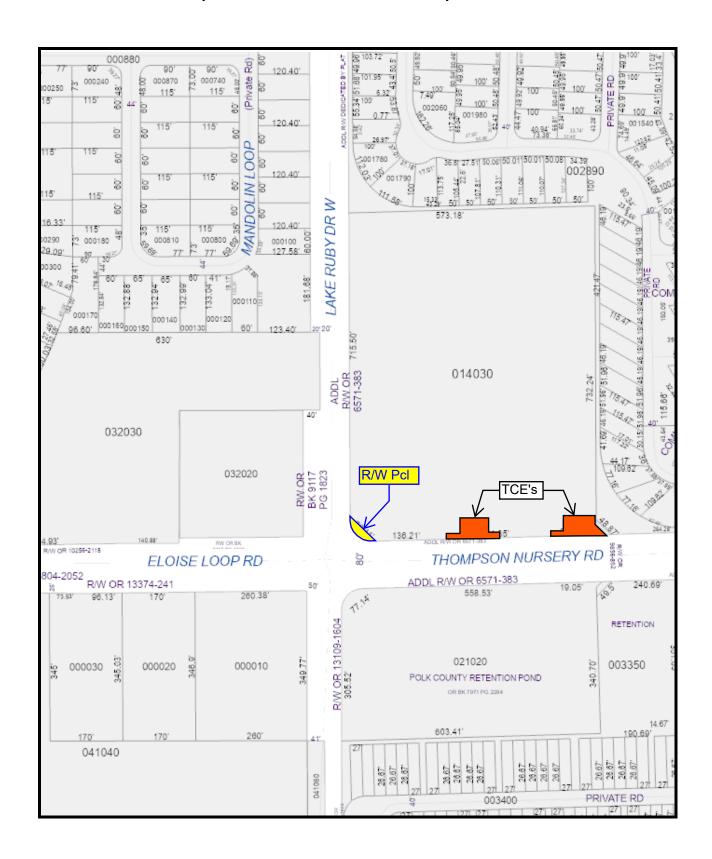




SECTION 13, TOWNSHIP 29 SOUTH, RANGE 26 EAST



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: Thompson Nursery Road Ph 1 Segment 4

Parent Parcel ID No.: 262913-000000-014030

QUIT CLAIM DEED

THIS INDENTURE, made this 22rdday of 0ctober, 2025, between PUBLIX SUPER MARKETS, INC., a Florida corporation, whose address is 3300 Publix Corporate Parkway, Lakeland, Florida 33811, 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)

Witness #1 Flizabeth Draper Print Name 3300 Publix Corporate Parkway, Lakeland, Florida 33811	PUBLIX SUPER MARKETS, INC., a Florida corporation
Address Witness #2 Print Name	By: Budid O'Connor, Vice President of Real Estate Strategy
3300 Publix Corporate Parkway, Lakeland, Florida 33811 Address	
The foregoing instrument was acknowledged before online notarization, this22 day of	, 2025, by Bridgid A. O'Connor, as ons of Publix Super Markets, Inc., a Florida
(AFFIX NOTARY SEAL)	Notary Public Jessica Hernandez
JESSICA HERNANDEZ Commission # HH 253135 Expires April 14, 2026	Printed Name of Notary Commission Number and Expiration Date

Exhibit "A" - Sheet 1 of 2

Project Name: Thompson Nursery Road
Tax Folio Number: 262913-000000-014030

Road Number: 961304

Project Number: TNRPH1S4E25-6

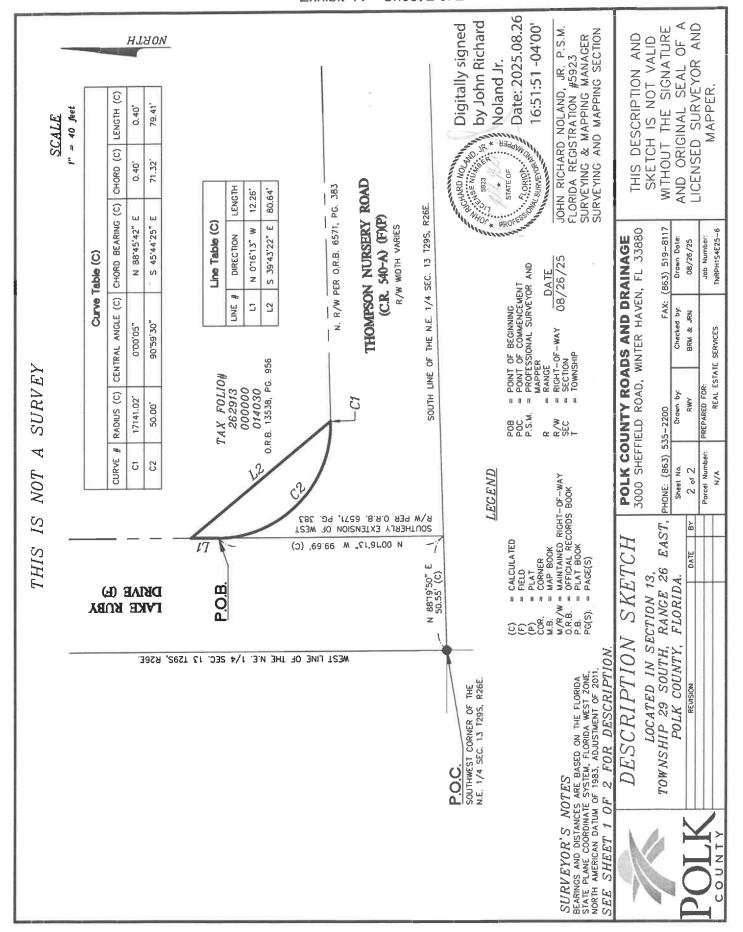
DESCRIPTION

A parcel of land being a portion of the Northeast 1/4 of Section 13, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the southwest corner of said Northeast 1/4 of Section 13, Township 29 South, Range 26 East; thence North 88°19'50" East, along the south line of said Northeast 1/4 of Section 13, a distance of 50.55 feet, to the southerly extension of the west right-ofway line of Lake Ruby Drive as described in Official Records Book 6571 Page 383; thence North 00°16'13" West, along said southerly extension, 99.69 feet, to said west right-of-way line and the POINT OF BEGINNING; thence continue North 00°16'13" West, along said west right-of-way line 12.26 feet; thence South 39°43'22" East, 80.64 feet to a point on the north right-of-way line of Thompson Nursery Road (County Road 540-A) as described in said Official Records Book 6571 Page 383, said point being on a non-tangent curve concave to the north having a radius of 17141.02 feet, a central angle of 00°00'05", a chord bearing of South 88°45'42" West, and a chord distance of 0.40 feet; thence westerly along said north right-of-way line and the arc of said curve 0.40 feet, to a point on a non-tangent curve concave to the northeast having a radius of 50.00 feet, a central angle of 90°59'30", a chord bearing of North 45°44'25" West, and a chord distance of 71.32 feet; thence northwesterly along the north right-of-way line and the arc of said curve 79.41 feet, to the POINT OF BEGINNING.

Containing 1,059.66 square feet, more or less.

SHEET 1 OF 2	FOR SKI	ETCH SEE SHEET
REVISION	DATE	BY



This instrument prepared under the direction of:

R. Wade Allen, Director Polk County Real Estate Services PO Box 9005, Drawer RE-01 Bartow, FL 33831-9005 By: Scott C. Lowery

Project Name: Thompson Nursery Rd Ph 1 Segment 4

Parent Parcel ID No.: 262913-000000-014030

TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT, made this 22nd day of 0 choose, 2025, by and between **PUBLIX SUPER MARKETS, INC.**, a Florida corporation, whose address is 3300 Publix Corporate Parkway, Lakeland, Florida 33811, as Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, P. O. Box 988, Bartow, FL 33831, its successors and assigns, as Grantee.

WITNESSETH that for and in consideration of the sum of One Dollar and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, the Grantor, grants, bargains and releases to the Grantee a Temporary Construction Easement for the purpose of constructing, conforming, sloping, tying in and harmonizing driveway entrance connections to Thompson Nursery Road with existing grades in conjunction, and associated, with the road improvement project known as the Thompson Nursery Road Phase 1 Segment 4 project ("Permitted Activities").

See Exhibits "A" and "B" (the "Property")

THIS EASEMENT is granted upon the condition that the construction shall not extend beyond the limits outlined above, and that any work performed upon the Property shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that the existing structural improvements will not be damaged. After construction is complete, the Property shall be restored to the same, or as good as, condition as existed before construction began.

Grantee covenants and agrees that at least one of the two entrance drives associated with this Easement shall remain open and available to vehicular traffic at all times during the construction of the project.

It is understood and agreed by the Parties hereto that the rights granted herein shall expire ninety-six (96) months from the date of execution of this Easement.

The Grantee agrees to indemnify, protect, and hold Grantor, its members and managers, partners, officers, directors, shareholders, employees, and trustees (collectively, the "Indemnified Parties"), harmless from and against liabilities, demands, actions, causes

of action, suits, claims, losses, damages, costs, and expenses including without limitation, reasonable attorneys' fees, paralegals' fees, court costs, and litigation expenses suffered or incurred by any of the Indemnified Parties as a result of negligence, willful misconduct or omissions of the County, its authorized agents, representatives, and employees, or third parties, performing the Permitted Activities (including activities of any of their employees, consultants, contractors, or other agents) under this Easement, or any breach thereof, including without limitation, mechanics' liens, damage to any portion of the Property, or injury to persons or property resulting from such Permitted Activities. Nothing herein shall be deemed a waiver, express or implied, of the Grantee's rights to sovereign immunity, or an increase in the limits of liability, pursuant to Section 768.28, Florida Statutes. If any portion of the Property is damaged in any way as a result of Permitted Activities pursuant to this Easement, the Grantee shall, at its sole cost and expense, repair such damage and restore it to pre-entrant condition. The paragraph shall survive the termination of this Easement.

Grantee shall require its contractor to maintain, at all times during the term of this Easement, a Commercial General Liability Insurance policy providing continuous coverage for all Permitted Activities under this Easement. Such insurance shall be no more restrictive than that provided by the latest occurrence form edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01) as filed for use in the State of Florida. The limits of coverage shall not be less than \$1,000,000 for each occurrence and not less than a \$5,000,000 annual general aggregate, inclusive of amounts provided by an umbrella or excess policy, or such other minimum insurance coverage that may be required by the County for the Permitted Activities. County shall also require its contractor to name Grantor and Grantee as additional insured parties on the afore-stated policy, and to provide evidence of Workers' Compensation Insurance in accordance with the laws of the State of Florida and in amounts sufficient to secure the benefit of the Florida Workers' Compensation law for all employees.

[SIGNATURE PAGE FOLLOWS]

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)

	PUBLIX SUPER MARKETS, INC.,
Witness Chap	a Florida corporation
Print Name Elizabeth Draper	
Address: 3300 Publix Corporate Parkway	$Q_{\perp \perp $
Lakeland, Florida 33811	By: Dualid ~
	Bridgid A. O'Connor,
Witness USA Myth	Vice President of Real Estate Strategy
Print Name \i50 Smith	
Address: 3300 Publix Corporate Parkway	
Lakeland, Florida 33811	
STATE OF FLORIDA	
COUNTY OF POLK	
or □ online notarization, this 22 day of 00 Vice President of Real Estate Strategy & Ope	dged before me by means of ⊠ physical presence 1 be 2 be 3 by Bridgid A. O'Connor, as brations of PUBLIX SUPER MARKETS, INC., a con. She is ⊠ personally known to me or □ has
produced as identif	ication.
	Dessin Henand
(NOTARY SEAL)	Notary Public Signature Jessica Hernandez
WEDNIANDEZ	Typed or Printed Notary Name
JESSICA HERNANDEZ * DESSICA HERNANDEZ Commission # HH 253135	Notary Public-State of Florida
Commission # HT 2016 Expires April 14, 2026	Commission No.:
EXDITES White Indiana	My Commission Expires:

Exhibit "A" - Sheet 1 of 2

Project Name: Thompson Nursery Road Tax Folio Number: 262913-000000-014030 Road Number: 961304

Project Number: TNRPH1S4E25-6

DESCRIPTION

A parcel of land being a portion of the Northeast 1/4 of Section 13, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the southwest corner of said Northeast 1/4 of Section 13, Township 29 South, Range 26 East; thence North 88°19'50" East, along the south line of said Northeast 1/4 of Section 13, a distance of 273.32 feet; thence North 01°40'10" West, 47.93 feet to the north right-of-way line for Thompson Nursery Road (CR 540A) as described in Official Records Book 6571 Page 383 of said Public Records of Polk County, Florida, and the POINT OF BEGINNING; thence North 01°39'28" West, 10.34 feet; thence North 88°06'25" East, 29.22 feet; thence North 00°00'00" East, 35.72 feet; thence North 89°45'16" East, 65.53 feet; thence South 00°00'00" East, 33.37 feet; thence North 88°06'25" East, 29.41 feet; thence South 01°39'28" East, 11.28 feet to said north right-of-way line; thence South 88°19'42" West, along said north right-of-way line 124.21 feet to the POINT OF BEGINNING.

Containing 3,606.37 square feet, more or less.

SHEET 1 OF 2	FOR SKETCH SEE SHEET 2	
REVISION	DATE BY	Y

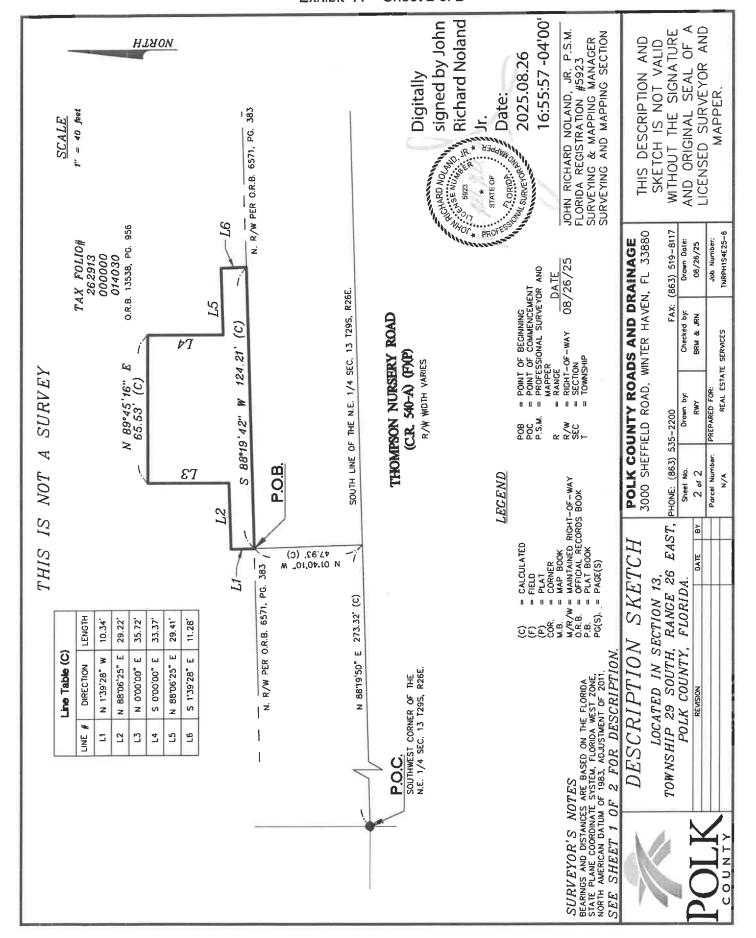


Exhibit "B" - Sheet 1 of 2

Project Name: Thompson Nursery Road Tax Folio Number: 262913-000000-014030 Road Number: 961304

Project Number: TNRPH1S4E25-6

DESCRIPTION

A parcel of land being a portion of the Northeast 1/4 of Section 13, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the southwest corner of said Northeast 1/4 of Section 13, Township 29 South, Range 26 East; thence North 88°19'50" East, along the south line of said Northeast 1/4 of Section 13, a distance of 520.54 feet; thence North 01°40'10" West, 47.94 feet to the north right-of-way line for Thompson Nursery Road (CR 540A) as described in Official Records Book 6571 Page 383 of said Public Records of Polk County, Florida, and the POINT OF BEGINNING; thence North 01°39'28" West, 10.28 feet; thence North 88°06'25" East, 28.18 feet; thence North 00°00'00" East, 35.99 feet; thence North 89°45'16" East, 72.48 feet; thence South 00°00'00" East, 20.24 feet; thence South 46°33'54" East, 19.10 feet thence North 90°00'00" East, 4.64 feet; thence South 45°56'36" East, 14.90 feet to said north right-of-way line; thence South 88°19'42" West, along said north right-of-way line 129.61 feet, to the POINT OF BEGINNING.

Containing 3,936.69 square feet, more or less.

SHEET 1 OF 2	FOR SKETCH SEE SHEET 2	
REVISION	DATE BY	

