

Subject Location



North

Section 34, Township 26 South, Range 27 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: CR 547 R/W
LDROW-2024-6

Parent Parcel ID No.: 272634-000000-042120

QUIT CLAIM DEED

THIS INDENTURE, made this 17th day of April, 2024, between **CM HOLDINGS CFL, INC.**, a Florida corporation, whose address is 7133 Oak Glen Trail, Harmony, Florida 34773, 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"

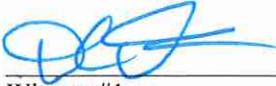
TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, in law or in equity to the only proper use, benefit, and behoove of the said Grantee, 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)



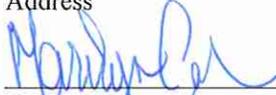
Witness #1

Derek Reskins

Print Name

2025 Raymond Drive, St. Cloud, FL 34769

Address



Witness #2

Marilyn Cahoon

Print Name

2400 Sweetwater Blvd.

Address

St. Cloud FL 34112

CM HOLDINGS CFL, INC., a
Florida corporation

By: 
Mario Ortiz, President

STATE OF FLORIDA

COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of April, 2024, by Mario Ortiz, as President of CM Holdings CFL, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)



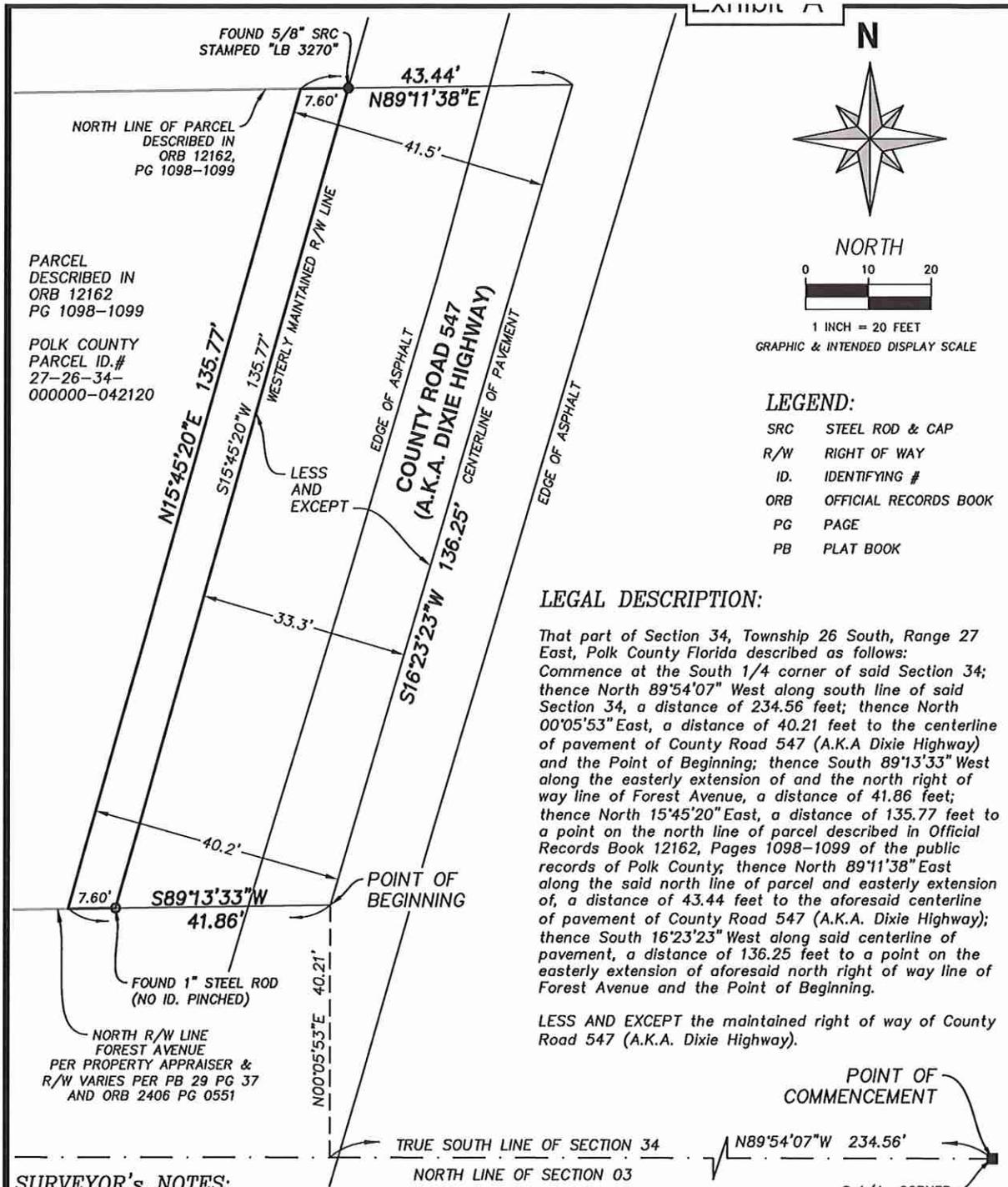


Notary Public

miriam Kidd

Printed Name of Notary

Commission Number and Expiration Date



LEGEND:

SRC STEEL ROD & CAP
 R/W RIGHT OF WAY
 ID. IDENTIFYING #
 ORB OFFICIAL RECORDS BOOK
 PG PAGE
 PB PLAT BOOK

LEGAL DESCRIPTION:

That part of Section 34, Township 26 South, Range 27 East, Polk County Florida described as follows: Commence at the South 1/4 corner of said Section 34; thence North 89°54'07" West along south line of said Section 34, a distance of 234.56 feet; thence North 00°05'53" East, a distance of 40.21 feet to the centerline of pavement of County Road 547 (A.K.A Dixie Highway) and the Point of Beginning; thence South 89°13'33" West along the easterly extension of and the north right of way line of Forest Avenue, a distance of 41.86 feet; thence North 15°45'20" East, a distance of 135.77 feet to a point on the north line of parcel described in Official Records Book 12162, Pages 1098-1099 of the public records of Polk County; thence North 89°11'38" East along the said north line of parcel and easterly extension of, a distance of 43.44 feet to the aforesaid centerline of pavement of County Road 547 (A.K.A. Dixie Highway); thence South 16°23'23" West along said centerline of pavement, a distance of 136.25 feet to a point on the easterly extension of aforesaid north right of way line of Forest Avenue and the Point of Beginning.

LESS AND EXCEPT the maintained right of way of County Road 547 (A.K.A. Dixie Highway).

- SURVEYOR'S NOTES:**
- North and the Bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) CORS 2011. The bearing of North 89°54'07" West along the south line of Section 34 as shown hereon is held as a bearing reference.
 - A Title Search was not ordered by or furnished to 30 South, LLC. Easements or encumbrances, if any, that may be made known by a Title Search are not shown on this sketch.
 - The legal description shown hereon was prepared by 30 South LLC based on direction by the client.
 - Parcel contains 988.80 Square Feet.
 - The boundaries and data shown on this sketch are taken from prior Boundary Survey prepared by 30 South, LLC., field dated 11/21/23.
 - THIS IS NOT A BOUNDARY SURVEY.



Digitally signed by Sherry A. Kirkland
 Date: 2024.03.29 03/29/2024
 16:58:53-0400

SURVEY DATE

SHERRY A. KIRKLAND, P.S.M.
 FLORIDA REGISTRATION No. 6648
 30 SOUTH, LLC.
 FLORIDA REGISTRATION No. LB 8474

DESCRIPTION SKETCH
 LOCATED IN SECTION 34,
 TOWNSHIP 26 SOUTH, RANGE 27 EAST
 POLK COUNTY, FLORIDA
 PREPARED FOR: LP ENGINEERING, INC

30 SOUTH
 Surveying & Mapping

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

Project No.:	244-1	No.		Date		Approved		REVISION	
Horiz. Scale:	1"=20'	O.R.	03/29/24	SAK				Original Release	
DWG. Name:	244-1-FOREST_AVE_DS								
Drawn By:	SAK								
Field Bk / Pg.:	N/A								
Drawing No.:	489								

PLOTTED: Friday, March 29, 2024

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