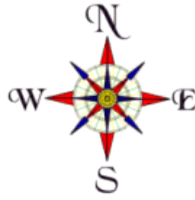


Section 16, Township 26 South, Range 27 East





SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST



Return to and prepared by:  
Tula Michele Haff, Attorney at Law  
135 N. 6th Street, Second Floor  
Haines City, Florida 33844  
Telephone: 863-421-2626

Parcel ID#: 27-26-16-704300-001720

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### **WARRANTY DEED**

THIS INDENTURE, made this 12<sup>th</sup>, day of December, 2025, between **PINE TREE TRAIL PROPERTY, LLC**, a Florida limited liability company, whose address is 4900 Dundee Road, Winter Haven, Florida 33884, 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 said 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, has granted, bargained and sold to the said Grantee, its successors and assigns forever 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 forever; and the said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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WARRANTY DEED  
PINE TREE TRAIL PROPERTY, LLC to  
POLK COUNTY (Lift Station) /

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed the date above.

Signed, sealed and delivered  
in our presence:

**PINE TREE TRAIL PROPERTY, LLC,**  
a Florida limited liability company

By: Center State Development 2, LLC, a Florida  
limited liability company, as Manager

By: HRB Land Investments, LLC, a Florida  
limited liability company, its Manager

Witness #1 Signature  
Print: Sean O'Connor

Address 4900 Dundee Rd  
Winter Haven, FL 33884

Witness #2 Signature  
Print: Cody Hatmaker

Address 4900 Dundee Rd  
Winter Haven, FL 33884

By: [Signature]  
Harold R. Baxter, Manager

**STATE OF FLORIDA**  
**COUNTY OF POLK**

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 12 day of December 2025, by Harold R. Baxter as Manager of HRB Land Investments, LLC, a Florida limited liability company, as Manager of Center State Development 2, LLC, a Florida limited liability company, as Manager of PINE TREE TRAIL PROPERTY, LLC, a Florida limited liability company, on behalf of the company. He [X] is personally known to me or [ ] has provided \_\_\_\_\_ as identification.

My Commission Expires:

[Signature]  
Notary Public



## **EXHIBIT A**

### **LIFT STATION LEGAL DESCRIPTION:**

ALL OF TRACT "D" OF PINE POINTE AT ASTONIA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 210, PAGES 1-4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Prepared By and Return to:  
Tula Michele Haff, Attorney at Law  
135 North 6<sup>th</sup> Street, Second Floor  
Haines City, FL 33844-4247  
Phone: 863-421-2626

Project Name: Pine Pointe at Astonia Lift Station  
Parcel ID#: 27-26-16-704300-001720

**QUIT CLAIM DEED**

**THIS INDENTURE**, made this 12<sup>th</sup> day of December, 2025, between ASTONIA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, whose address is c/o Governmental Management Services, 219 East Livingston Street, Orlando, Florida 32801, 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:

**ALL OF TRACT "D" OF PINE POINTE AT ASTONIA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 210, PAGES 1-4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.**

**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.

GRANTOR:

Signed, sealed and delivered in the presence of:

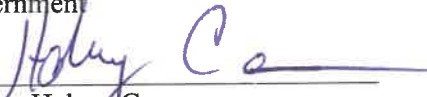
  
Witness 1 Print Name: Sean O'Connor

Address: 4900 Dundee Rd  
Winter Haven, FL 33884

  
Witness 2 Print Name: Cody Harnaker

Address: 4900 Dundee Rd  
Winter Haven, FL 33884

ASTONIA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government

By:   
Name: Halsey Carson  
Title: Chairman, Board of Supervisors

STATE OF FLORIDA            )  
  ) SS:  
COUNTY OF POLK            )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12<sup>th</sup> day of December, 2025, by Halsey Carson, as Chairman, Board of Supervisors of ASTONIA COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District, who is ☒ personally known to me or ☐ has produced a valid driver's license as identification as identification.

  
NOTARY PUBLIC - State Aforementioned

My Commission Expires:

