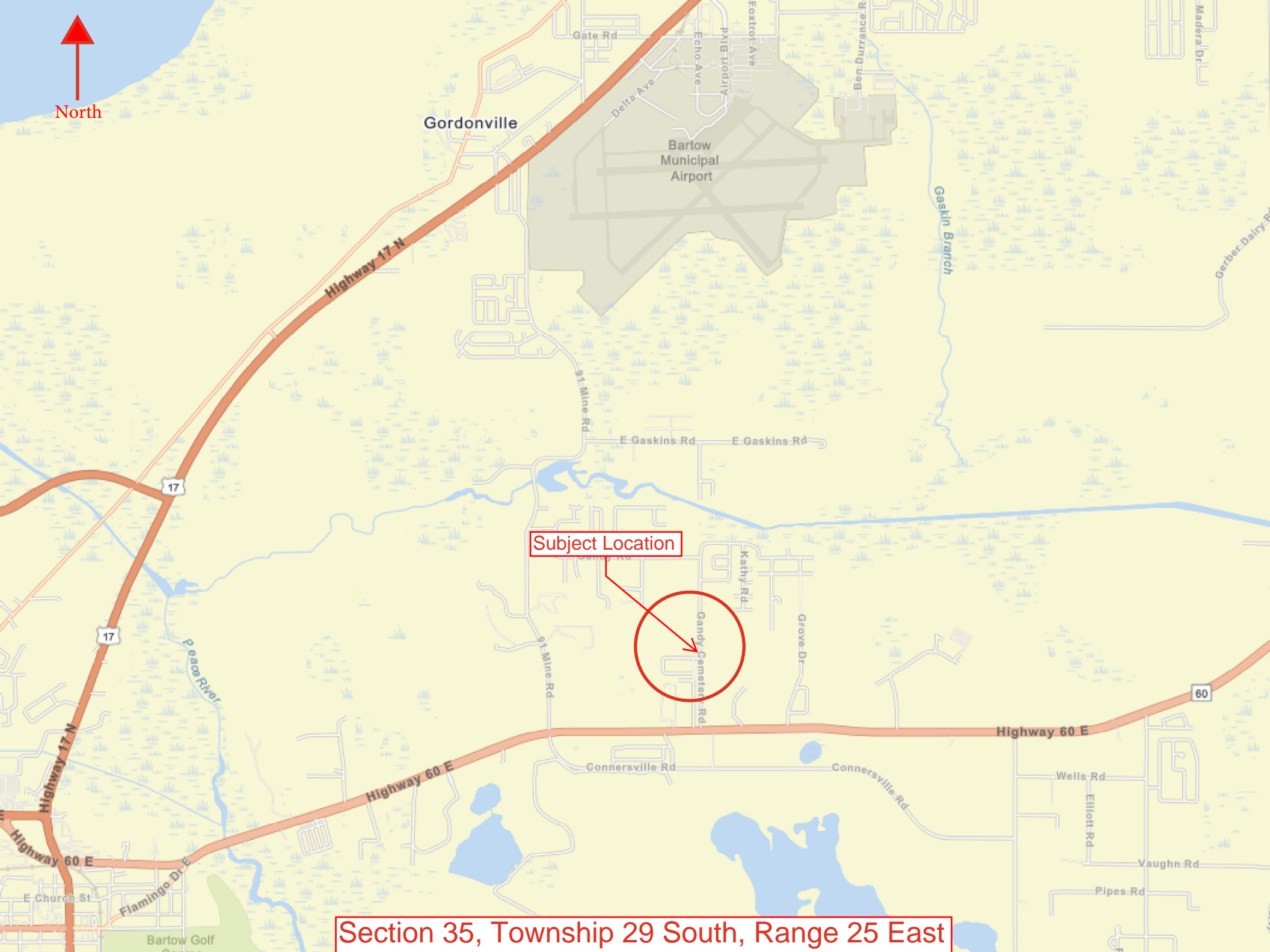




North



Subject Location

Section 35, Township 29 South, Range 25 East



**SECTION 35, TOWNSHIP 29 SOUTH, RANGE 25 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: Gandy Cemetery Road R/W  
Sand Lake Groves West

Parent Parcel ID No.: 252935-000000-041010

### QUIT CLAIM DEED

**THIS INDENTURE**, made this 6<sup>th</sup> day of September, 2024, between **GE INVESTMENTS OF POLK, LLC**, a Florida limited liability company, whose address is 1925 E. Edgewood Drive, Suite 100, Lakeland, Florida 33803, 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.

**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:



Witness #1  
Thomas Poulton


Print Name  
1925 E. Edgewood Dr, Ste 100  
Lakeland, FL 33083



Witness #2  
Kaitlyn Bibeau

Print Name  
1925 E. Edgewood Dr, Ste 100  
Lakeland, FL 33083

**GE INVESTMENTS OF POLK, LLC**  
a Florida limited liability company

By:   
Edward H. Laderer, Jr., Manager

*ACKNOWLEDGEMENT PAGE TO QUIT CLAIM DEED  
GE Investments of Polk, LLC to Polk County, Florida*

STATE OF FLORIDA

COUNTY OF POLK

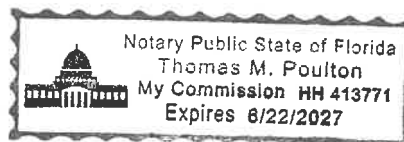
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10th day of September, 2024, by Edward H. Laderer, Jr., as Manager of GE Investments of Polk, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced \_\_\_ as identification.



\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name of Notary

\_\_\_\_\_  
Commission Number and Expiration Date



**DESCRIPTION:**

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, N89°49'23"W A DISTANCE OF 23.19 FEET TO THE WEST MAINTAINED RIGHT OF WAY OF GANDY CEMETERY ROAD ACCORDING TO MAP BOOK 2, PAGES 42-44, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID WEST MAINTAINED RIGHT OF WAY LINE THE FOLLOWING FOURTEEN (14) COURSES: (1) S02°25'46"W A DISTANCE OF 79.06 FEET; (2) S00°48'46"W A DISTANCE OF 100.02 FEET; (3) S00°14'23"W A DISTANCE OF 100.00 FEET; (4) S00°37'10"E A DISTANCE OF 100.00 FEET; (5) S02°20'15"E A DISTANCE OF 100.06 FEET; (6) S02°03'05"E A DISTANCE OF 100.04 FEET; (7) S02°03'05"E A DISTANCE OF 100.04 FEET; (8) S00°54'22"E A DISTANCE OF 100.00 FEET; (9) S00°37'10"E A DISTANCE OF 100.00 FEET; (10) S00°19'59"E A DISTANCE OF 100.00 FEET; (11) S00°19'59"E A DISTANCE OF 100.00 FEET; (12) S00°37'10"E A DISTANCE OF 100.00 FEET; (13) S00°54'22"E A DISTANCE OF 100.00 FEET; (14) S02°03'05"E A DISTANCE OF 48.35 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 35. THENCE ALONG SAID SOUTH LINE RUN N89°51'39"W A DISTANCE OF 23.99 FEET; THENCE N01°02'13"W A DISTANCE OF 1327.49 FEET TO SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35; RUN THENCE ALONG SAID NORTH LINE, S89°49'23"E A DISTANCE OF 32.65 FEET TO THE POINT OF BEGINNING.

**NOTE:**

NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (NAD 83, 2011 ADJUSTMENT) FOR THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA BEING N89°45'37"E AS MEASURED BETWEEN A RECOVERED 3/4 INCH PIPE AT THE NORTHWEST CORNER OF SOUTHWEST 1/4 AND A RECOVERED CONCRETE MONUMENT #2364 AT THE NORTHEAST CORNER OF SOUTHWEST 1/4.

NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND RAISED SEAL

**Robert E Lazenby IV**

Digitally signed by Robert E Lazenby IV  
Date: 2024.05.29 05:37:40 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



**BASEPOINT SURVEYING, INC.**

MAILING: P.O. BOX 253, BARTOW, FL 33831  
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830  
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM  
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

SAND LAKE GROVES WEST  
Section 35, Township 29 S, Range 25 E

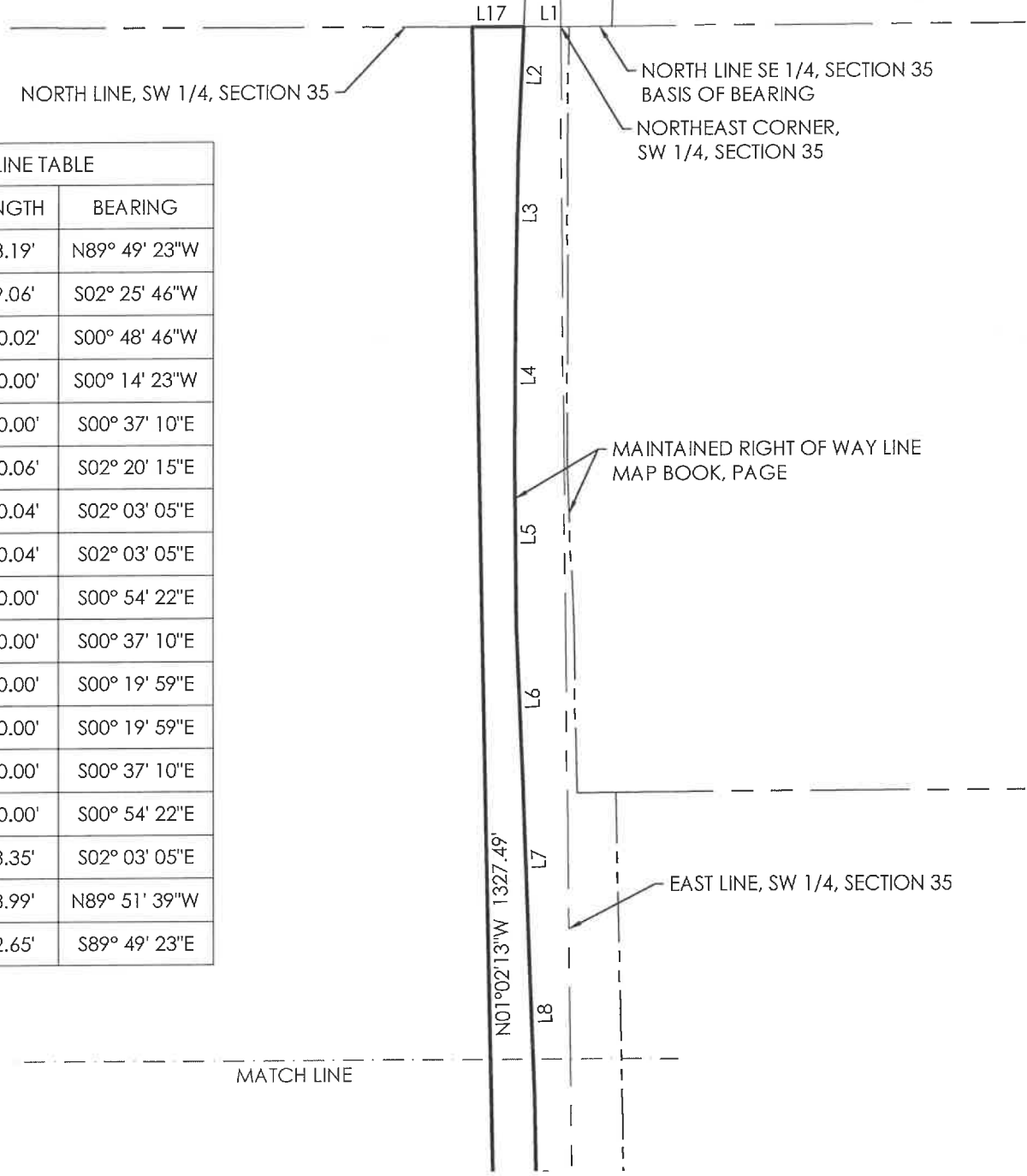
**SKETCH OF DESCRIPTION  
NOT A SURVEY  
SHEET 1 OF 3**

DRAWING: #####

JOB #11217



NORTH  
SCALE: 1" = 100'



LINE TABLE		
LINE #	LENGTH	BEARING
L1	23.19'	N89° 49' 23"W
L2	79.06'	S02° 25' 46"W
L3	100.02'	S00° 48' 46"W
L4	100.00'	S00° 14' 23"W
L5	100.00'	S00° 37' 10"E
L6	100.06'	S02° 20' 15"E
L7	100.04'	S02° 03' 05"E
L8	100.04'	S02° 03' 05"E
L9	100.00'	S00° 54' 22"E
L10	100.00'	S00° 37' 10"E
L11	100.00'	S00° 19' 59"E
L12	100.00'	S00° 19' 59"E
L13	100.00'	S00° 37' 10"E
L14	100.00'	S00° 54' 22"E
L15	48.35'	S02° 03' 05"E
L16	23.99'	N89° 51' 39"W
L17	32.65'	S89° 49' 23"E

NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND RAISED SEAL

Robert E Lazenby IV  
Digitally signed by Robert E Lazenby IV  
Date: 2024.05.29 05:38:02 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369

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FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

SAND LAKE GROVES WEST  
Section 35, Township 29 S, Range 25 E

**SKETCH OF DESCRIPTION  
NOT A SURVEY  
SHEET 2 OF 3**

DRAWING: #####

JOB #11217



NORTH  
SCALE: 1" = 100'

EAST LINE, SW 1/4, SECTION 35

PLATTED RIGHT OF WAY LINE  
SAND LAKE GROVES PHASE 1  
PLAT BOOK 202, PAGES 32 - 34

MATCH LINE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	23.19'	N89° 49' 23"W
L2	79.06'	S02° 25' 46"W
L3	100.02'	S00° 48' 46"W
L4	100.00'	S00° 14' 23"W
L5	100.00'	S00° 37' 10"E
L6	100.06'	S02° 20' 15"E
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L12	100.00'	S00° 19' 59"E
L13	100.00'	S00° 37' 10"E
L14	100.00'	S00° 54' 22"E
L15	48.35'	S02° 03' 05"E
L16	23.99'	N89° 51' 39"W
L17	32.65'	S89° 49' 23"E

N01°02'13"W 1327.49'

L7  
L8  
L9  
L10  
L11  
L12  
L13  
L14  
L15

SOUTH LINE, NE 1/4, SW 1/4, SECTION 35

L16

NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND RAISED SEAL

Robert E Lazenby IV  
Digitally signed by Robert E Lazenby IV  
Date: 2024.05.29 05:38:27 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



**BASEPOINT**  
**SURVEYING, INC.**

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SAND LAKE GROVES WEST  
Section 35, Township 29 S, Range 25 E

SKETCH OF DESCRIPTION  
NOT A SURVEY  
SHEET 3 OF 3

DRAWING: #####

JOB #11217