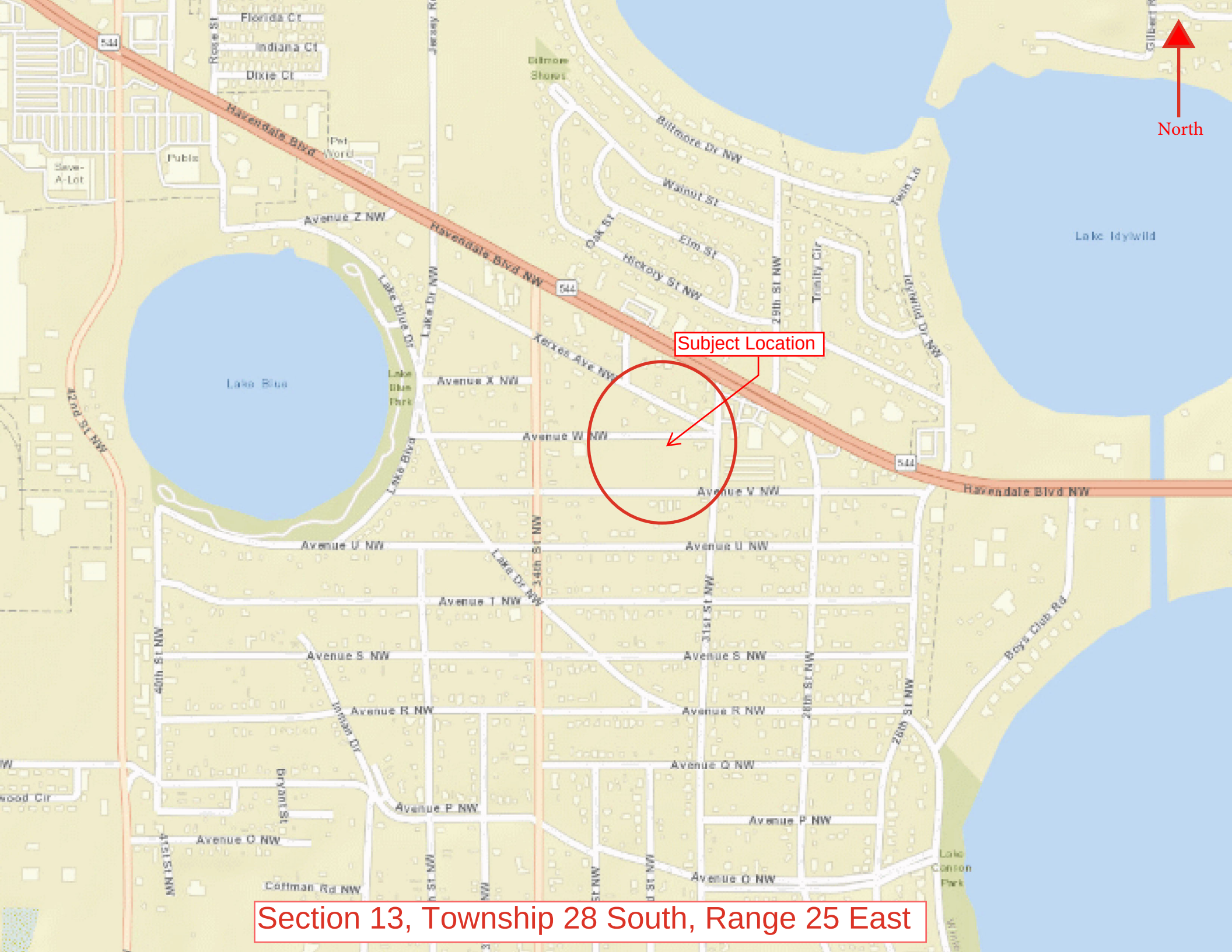
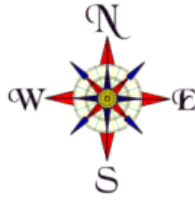




Subject Location

Section 13, Township 28 South, Range 25 East



SECTION 13, TOWNSHIP 28 SOUTH, RANGE 25 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: DRC Avenue "W" NW R/W
LDRES-2024-38 – Inwood Duplexes

Parent Parcel ID No.: 252813-342500-012381

QUIT CLAIM DEED

THIS INDENTURE, made this 13th day of December, 2024, between **ONE STOP PHARMACY 106 LLC**, a Florida limited liability company, whose address is 3668 Frentress Drive, Lakeland, Florida 33812, 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)

Sherri Lucius
Witness #1

Sherri Lucius
Print Name

1270 S. Kissengen Ave
Address

Bartow, FL 33830
Address

Teresa Williams
Witness #2

Teresa Williams
Print Name

327 Fields Rd Lakeland FL 33801
Address

ONE STOP PHARMACY LLC, a
Florida limited liability company

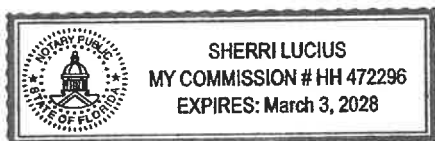
By: [Signature]
Parag B. Patel, Manager

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of December, 2024, by Parag B. Patel, as Manager of One Stop Pharmacy LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)



Sherri Lucius
Notary Public

Sherri Lucius
Printed Name of Notary

March 03, 2028
Commission Number and Expiration Date

Exhibit "A" – Sheet 1 of 2

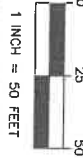
A 5 foot wide parcel of land lying in that part of the Athletic Field, as shown on Plat of INWOOD NO. 4, as recorded in Plat Book 9, Page(s) 35-A and 35-B, of the Public Records of Polk County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Lot No. 774 of said Plat of INWOOD NO. 4, said corner lying on the South right-of-way line of Avenue W (formerly Glenview Road) and run North 89°38'44" East along said right-of-way line 130.00 feet to the Point of Beginning, said point also being the Northwest corner of a parcel of land described in Official Records Book 13011, Page 1125 of the Public Records of Polk County, Florida; thence continue North 89°38'44" East along said South right-of-way, also being the North line of said parcel, a distance of 343.90 feet to the Northeast corner of said parcel; thence South 00°36'14" East along the East line of said parcel, a distance of 5.00 feet; thence South 89°38'44" West, five feet south and parallel to the said South right-of-way line of Avenue W, a distance of 343.90 feet to a point on the West line of said parcel; thence North 00°36'12" W along the West line of said parcel, a distance of 5.00 feet to a point on the said South right-of-way line and the Point of Beginning.

N



GRAPHIC & INTENDED DISPLAY SCALE



SURVEYOR'S NOTES:

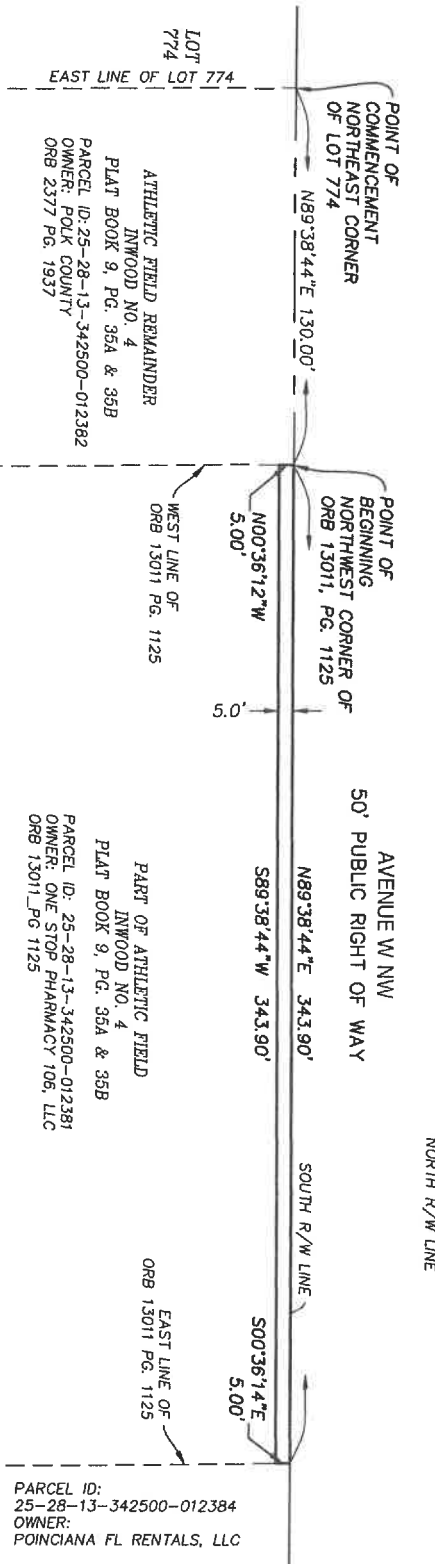
1. North and the Bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) CORRS 2011. The bearing of North 89°38'44" East along the South right of way line of Avenue W NW as shown hereon is held as a bearing reference.
2. This Description Sketch was prepared based on a prior survey prepared by 30 South, LLC, dated 06/24/24. THIS IS NOT A BOUNDARY SURVEY.

LEGAL DESCRIPTION

A 5 foot wide parcel of land lying in that part of the Athletic Field, as shown on Plat of INWOOD NO. 4, as recorded in Plat Book 9, Page(s) 35-A and 35-B, of the Public Records of Polk County, Florida, being more particularly described as follows:

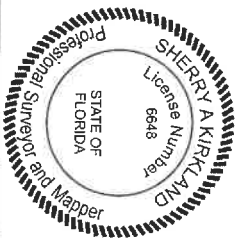
Commence at the Northeast corner of Lot No. 774 of said Plat of INWOOD NO. 4, said corner lying on the South right-of-way line of Avenue W (formerly Glenview Road) and run North 89°38'44" East along said right-of-way line 130.00 feet to the Point of Beginning, said point also being the Northwest corner of a parcel of land described in Official Records Book 13011, Page 1125 of the Public Records of Polk County, Florida; thence continue North 89°38'44" East along said South right-of-way, also being the North line of said parcel, a distance of 343.90 feet to the Northeast corner of said parcel; thence South 00°36'14" West, five feet, south and parallel to the said South right-of-way line of Avenue W, a distance of 343.90 feet to a point on the West line of said parcel; thence North 00°36'12" W along the West line of said parcel, a distance of 5.00 feet to a point on the said South right-of-way line and the Point of Beginning.

Containing 1.749 square feet or 0.04 acres, more or less.



LEGEND:

ID. IDENTIFYING NUMBER
LB LICENSED BUSINESS
LLC LIMITED LIABILITY COMPANY
NO. NUMBER
ORB OFFICIAL RECORDS BOOK
PG. PAGE(S)
P.S.M. PROFESSIONAL SURVEY & MAPPER
R/W RIGHT OF WAY



Sherry A. Kirkland

Digitally signed by Sherry A. Kirkland
Date: 2024.11.15 09:17:05

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

DATE
11/14/2024

SHEET 1 OF 1

DESCRIPTION SKETCH
LOCATED IN SECTION 13,
TOWNSHIP 28 SOUTH, RANGE 25 EAST
POLK COUNTY, FLORIDA
PREPARED FOR: LP ENGINEERING SERVICES, LLC.

30 SOUTH
SURVEYING

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

Project No.:	312	No.		Date	11/14/24	Approved	SAK	REVISION		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
Horiz. Scale:	1" = 50'	O.R.						Original Release		
DWG. Name:	312-DS									
Drawn By:	JKR									
Field Bk / Pg.:	N/A									
Drawing No.:	SD 666									

PLOTTED: Friday, November 15, 2024