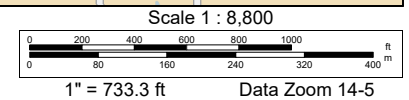
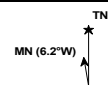


**Subject Location**

Data use subject to license.

© DeLorme. DeLorme Street Atlas USA® 2010.

www.delorme.com





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: DRC – Lake Harris Drive R/W  
5216 S. Florida Ave.

Parent Parcel ID No.: 232912-000000-024200

## QUIT CLAIM DEED

**THIS INDENTURE**, made this 29 day of January, 2024, between **AMANA REALTY LLC**, a Florida limited liability company, whose address is 5216 South Florida Avenue, Lakeland, Florida 33813, 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)

**AMANA REALTY LLC**, a Florida limited liability company

Georgia Blazer  
Witness #1

Georgia Blazer  
Print Name

2161 County Road 540A, Lakeland FL 33813  
Address

By: [Signature]  
Kareem Mustafa, Authorized Member

Dawn Budzakh  
Witness #2

Dawn Budzakh  
Print Name

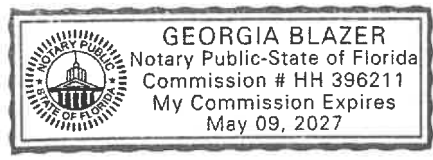
2161 County Road 540A, Lakeland FL 33813  
Address

**STATE OF FLORIDA**

**COUNTY OF POLK**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29<sup>th</sup> day of January, 2024, by Kareem Mustafa, as Authorized Member AMANA REALTY LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced Drivers License as identification.

(AFFIX NOTARY SEAL)



Georgia Blazer  
Notary Public

Georgia Blazer  
Printed Name of Notary

#HH396211, 0510912027  
Commission Number and Expiration Date

**SKETCH AND LEGAL**  
**SECTION 12, TOWNSHIP 29S, RANGE 23E, POLK COUNTY**

PROJECT NO. \_\_\_\_\_

**LEGAL DESCRIPTION:**

**DESCRIPTION:**  
 BEGIN AT THE POINT OF INTERSECTION OF THE SOUTH BOUNDARY OF LAKE HARRIS DRIVE, AS SHOWN ON THE PLAT OF "SOUTH FLORIDA VILLAS, PHASE I", PLAT BOOK 75, PAGE 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AT ITS INTERSECTION WITH THE EAST BOUNDARY OF STATE ROAD 37. RUN THENCE N89°49'29"E A DISTANCE OF 347.29 FEET. RUN THENCE ALONG AN ARC WITH RADIUS 25.00' (CHORD BEARING 16.81', BEARING S71°44'28"E); RUN THENCE S89°49'29"W, 366.03 FEET; RUN THENCE N28°30'48"E, 5.70 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN POLK COUNTY, FLORIDA.

AREA OF LAND DEDICATED AS RIGHT OF WAY #1794.40 S.F. OR #0.44 ACRES.

**ABBREVIATIONS**

- BC=BLOCK CORNER
- (O)=CALCULATED
- (M)=MEASURED
- (R)=RECORD
- P.B. = PLAT BOOK
- P.G. = PAGE
- F.I.R. = FOUND IRON ROD
- F.L.P. = FOUND IRON PIPE
- S.I.R. = SET IRON ROD
- TWS = TOWNSHIP
- RNG = RANGE
- SF = SQUARE FEET
- P.O.B = POINT OF BEGINNING

**BASIS OF BEARING**  
 BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF N89°49'29"E FOR THE SOUTH RIGHT OF WAY LINE OF LAKE HARRIS DR. AS DEPICTED ON THE MAP OF SURVEY. SAID LINE TO BE CONSIDERED A WELL ESTABLISHED AND MONUMENT LINE.



LB 8195

**GPS**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 PHONE: (813) 423-9483  
 FAX: (813) 385-0111  
 www.gpsurvey.com

DATE PREPARED: 09-19-2023  
 DATE SIGNED: 09-20-2023

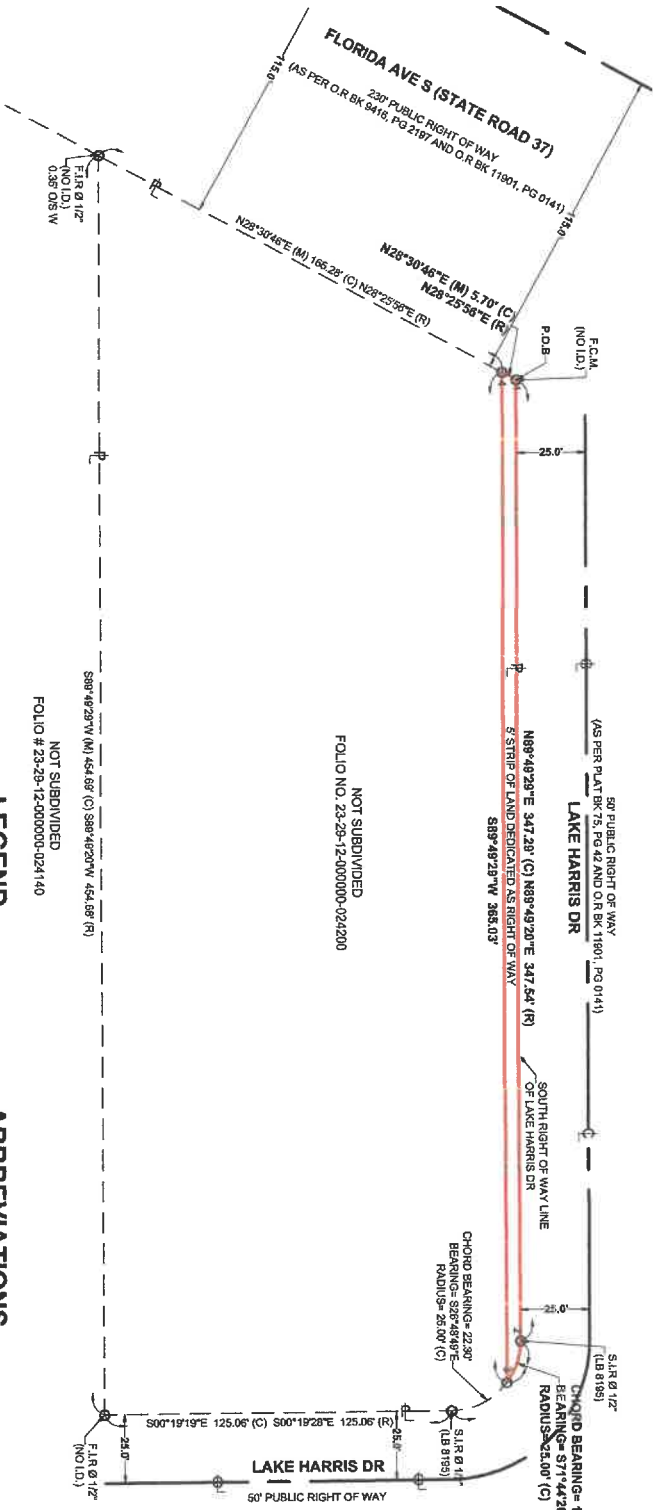
PROPERTY ADDRESS:  
 5216 FLORIDA AVE S, LAKELAND, FL 33813  
 FOLIO NO. 23-29-12-0000000-024200

JOB No. :22-5948  
 NOT SCALED

SHEET 1 OF 2 SHEETS  
 "THIS IS NOT A SURVEY"  
 "INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH"

**SKETCH AND LEGAL**  
SECTION 12, TOWNSHIP 29S, RANGE 23E, POLK COUNTY

PROJECT NO. \_\_\_\_\_



- LEGEND**
- ⊕ CENTER LINE
  - PROPERTY CORNER
  - ⊕ PROPERTY LINE

**ABBREVIATIONS**

- BC=BLOCK CORNER
- (C)=CALCULATED
- (M)=MEASURED
- (R)=RECORD
- P.B. = PLAT BOOK
- P.G. = PAGE
- F.I.R. = FOUND IRON ROD
- F.I.P. = FOUND IRON PIPE
- S.I.R. = SET IRON ROD
- TWS = TOWNSHIP
- RNG = RANGE
- SF = SQUARE FEET
- P.O.B.= POINT OF BEGINNING



LB 81195



**G.P.S.** PROFESSIONAL SURVEYOR AND MAPPER  
 PHONE: (813) 423-3463  
 FAX: (813) 398-0111  
 www.gpsurvey.com

DATE PREPARED: 09-19-2023  
 DATE SIGNED: 09-20-2023

PROPERTY ADDRESS:  
 5216 FLORIDA AVE S, LAKELAND, FL 33813  
 FOLIO NO. 23-29-12-000000-024200

JOB No. 22-5948  
 NOT SCALED

SHEET 2 OF 2 SHEETS  
 "THIS IS NOT A SURVEY"  
 "INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH"