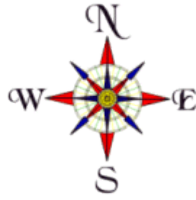




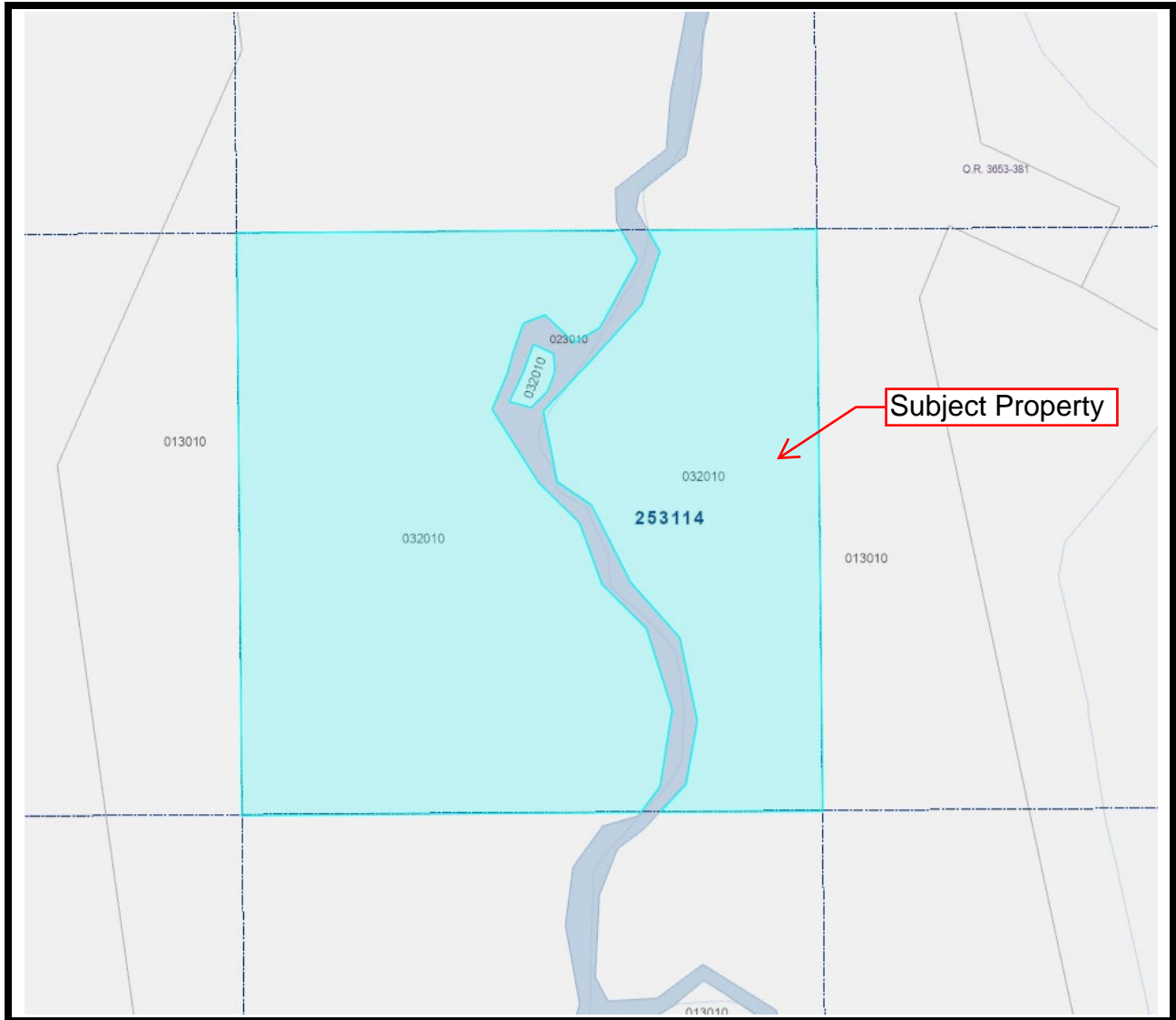
Subject Location



Section 14, Township 31 South, Range 25 East



SECTION 14, TOWNSHIP 31 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: Heather Fuentes
Parcel ID #253114-000000-032010

WARRANTY DEED

THIS INDENTURE, made this 31ST day of MARCH, 2025, between **THE EDWARD C. STUART FOUNDATION INCORPORATED**, a Florida Not For Profit Corporation, whose mailing address is 1323 Stewart Street, Winter Park, Florida 32789, 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:

The Southeast 1/4 of the Northwest 1/4 of Section 14, Township 31 South, Range 25 East, Polk County, Florida. LESS and EXCEPT any portion thereof described in that certain Special Warranty Deed recorded in Official Records Book 2731 at Pages 771 through 791 of the Public Records of Polk County, Florida.

Being a portion of the same property as described in that certain Warranty Deed as recorded in Official Records Book 9319 at Page 211 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 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]

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)

[Signature]
Witness

Print Name Kristine B Hofmann

Address 1332 Stewart St
Winter Park, FL 32789

[Signature]
Witness

Print Name STEPHEN B. HOFMANN

Address 1332 STEWART ST
WINTER PARK, FL 32789

THE EDWARD C. STUART FOUNDATION
INCORPORATED, a Florida Not For Profit
Corporation

By: [Signature]
L. Crosland Stuart, President

**STATE OF FLORIDA
COUNTY OF POLK**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31ST day of MARCH, 2025, by L. Crosland Stuart, President of The Edward C. Stuart Foundation Incorporated, who ☒ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)

[Signature]
Notary Public
Print Name STEPHEN B. HOFMANN

My Commission Expires 07/14/2027

