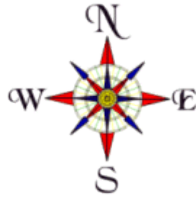


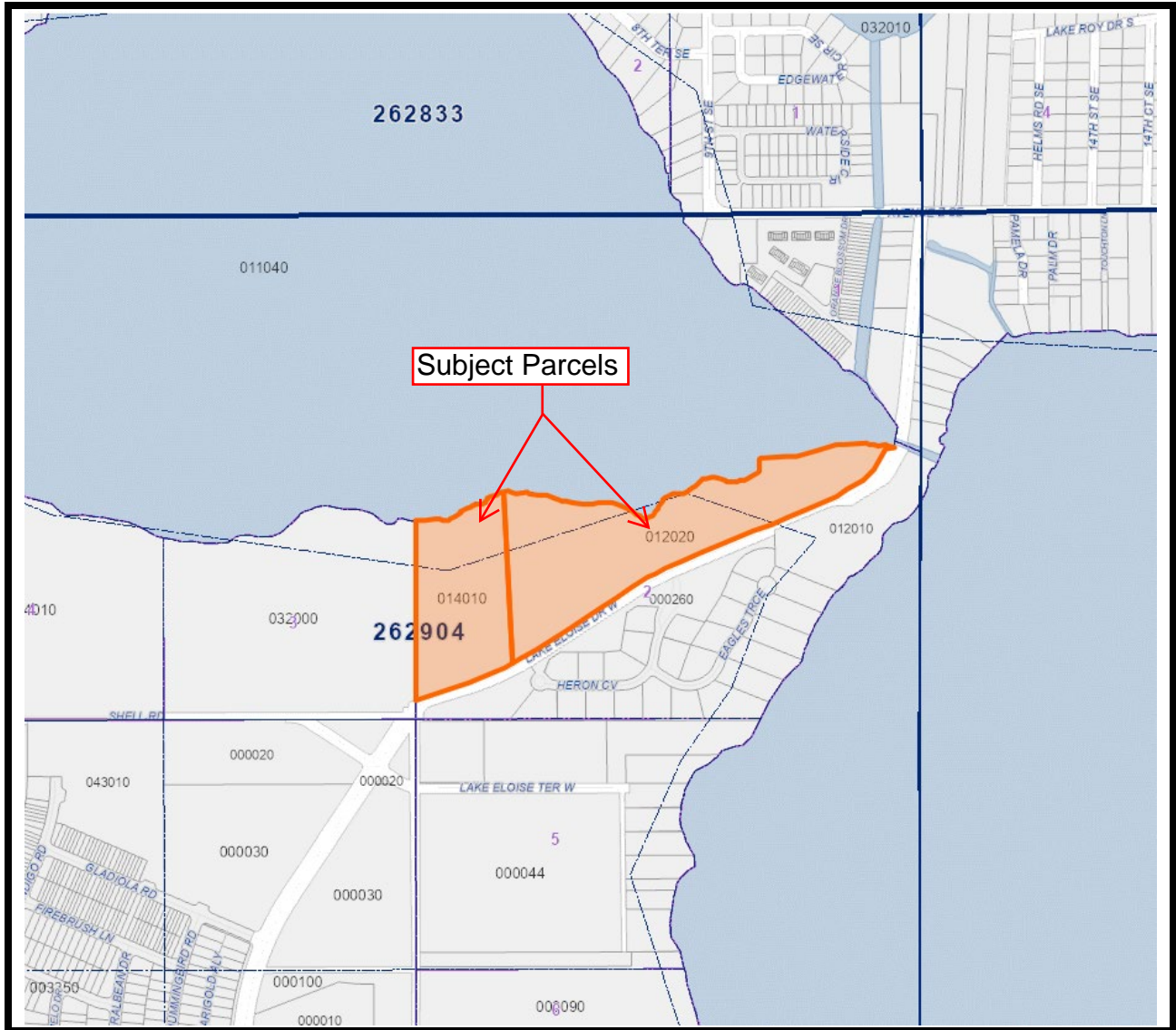
Subject Area

North

Section 04, Township 29 South, Range 26 East



SECTION 04, TOWNSHIP 29 SOUTH, RANGE 26 EAST





Board of County Commissioners

Parcel I.D. Nos.: 262904-000000-012020 / 014010

LAND PURCHASE AGREEMENT

**STATE OF FLORIDA
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 15th day of August 2025, between **CHARLES T. STOHLMAN**, as Trustee of the **CEDRICS LAND TRUST** dated January 1, 2020 and **FLO GROWN HOME BUYERS LLC**, a Florida limited liability company, hereinafter referred to as "Owners", and the **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 9005, Drawer RE-01, Bartow, Florida 33831-9005, hereinafter referred to as the "County".

WITNESSETH

WHEREAS, Owners agree to sell to County and County agrees to purchase from Owners the lands identified as Parcel ID Numbers 262904-000000-012020 and 262904-000000-014010, as more particularly described in Exhibit "A", together with all improvements, easements, and appurtenances (collectively, the "Property"), in accordance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the premises and the sum of one dollar each to the other paid, it is agreed as follows:

- (a) Owners agree to sell and convey the Property by Warranty Deed, free of liens and encumbrances, unto the County, for the sum of \$75,000 (Seventy-Five Thousand and 00/100 Dollars).
- (b) The County payment of \$75,000 for the purchase of the Property together with applicable closing costs shall be made to the Title Agency described in Section (d) herein for disbursement at closing. It is the Owners' responsibility to determine the apportionment of the purchase price stated herein for their respective ownership interests in the Property and Owners shall coordinate with, and execute necessary documentation by, the title agency described herein regarding the apportionment of the net proceeds associated with this transaction.
- (c) Owners shall be responsible for the payment of any and all, current and/or past due real property taxes, or pro-rations thereof, pro-rated to the date of closing, and assessments due on the date of closing, and any payment due will be deducted at closing from the Owners' proceeds. Owners shall also be responsible for the payment of any Mortgages, Judgments and/or Liens, if any, which attach to the Property and any payment(s) due will be deducted at closing from the Owners' proceeds.
- (d) Transaction will be closed by American Government Services Corporation (the "Title Agency") and the County agrees to pay the closing fee, title search fee, owner's title insurance premium, documentary stamps and the recording of the deed.

- (e) Owners shall be responsible for the payment of all real estate fees and/or commissions or attorney's fees on behalf of the Owners, if any, and any payments due will be deducted at closing from the Owners' proceeds. County represents that it has not incurred the services of a broker.
- (f) The Property as described in the attached Exhibit "A" was prepared from information available at the time of this Agreement without the benefit of a review by a licensed surveyor. County and Owners agree that the description will be reviewed and/or prepared by a licensed surveyor, at the sole cost and expense of the County, and the description as approved and/or prepared by said surveyor shall be the prevailing description for the Closing, provided that such legal description(s) generally describes the same property described in Exhibit "A" and identified by the Parcel ID Numbers stated herein.
- (g) Any personal property located on the Property not removed after 14 days of transaction closing shall be considered abandoned by the Owners.
- (h) The Owners agree and expressly acknowledge that the monies paid, and other consideration given in accordance with this Agreement is just and full compensation for all property interest and or claims arising from this acquisition and no other monies including fees and/or cost are owed by the County to Owners.


* **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**


IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

COUNTY:

POLK COUNTY, a political subdivision of the state of Florida

OWNER:

By: 
Heather Fuentes, Sr. Professional
Polk County Real Estate Services

 as Trustee.
Charles T. Stohlman, as Trustee of the CEDRICS
LAND TRUST dated January 1, 2020, whose address
is P.O. Box 562, Winter Haven, FL 33882

Approved by:

 8/15/25
R. Wade Allen, Director Date


IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

COUNTY:

POLK COUNTY, a political subdivision of the state of Florida

OWNER:

FLO GROWN HOME BUYERS LLC, a Florida limited liability company, whose address is 625 Commerce Drive, 308, Lakeland, FL 33813

By: 
Heather Fuentes, Sr. Professional
Polk County Real Estate Services

By: 
Michael B. Greenhow, Manager

Approved by:

 8/15/25
R. Wade Allen, Director Date

Exhibit "A"

PARCEL 1:

TRACT "B" of an unrecorded survey described as follows: Assuming the South line of the Southwest Quarter of the Northeast Quarter of Section 4, Township 29 South, Range 26 East, Polk County, Florida, to have a bearing of South 89°36'42" West, Begin at a point 1458.34 feet North and 2550.40 feet East of the Southwest corner of said Southwest Quarter of the Northeast Quarter of Section 4, said point being a railroad spike in the center of a concrete bridge over a canal connecting Lake Lulu and Lake Eloise, said Point of Beginning also lying on a curve concave Westerly, having a radius of 309.840 feet, a central angle of 58°20'06", a chord-bearing of South 38°07'34" West, and a chord-length of 302.01 feet; thence Southwesterly, along said curve and centerline of West Lake Eloise Drive, an arc-length of 315.46 feet to the P.T. of said curve, said P.T. being an iron rod; thence along said centerline of West Lake Eloise Drive the following five calls: South 67°17'38" West, 548.27 feet to an iron rod; thence South 66°56'16" West, 551.35 feet to an iron rod marking the point of curve, said curve concave Southerly, having a radius of 1136.077 feet, a central angle of 10°11'24", a chord-bearing of South 61°50'34" West, and a chord-length of 201.78 feet; thence Southwesterly, along said curve, an arc-length of 202.05 feet to the P.T. of said curve, said P.T. being an iron rod; thence South 56°44'52" West, 648.50 feet to an iron rod marking the point of curve, said curve concave Northerly, having a radius of 1445.769 feet, a central angle of 5°28'50", a chord bearing of South 59°29'17" West, and a chord-length of 138.24 feet; thence Southwesterly, along said curve, an arc-length of 138.29 feet to an iron rod marking the intersection with a non-tangent line; thence North 03°14'04" West, along said line, passing a concrete marker at 890.00 feet, a distance of 910 feet, more or less, to the waters of Lake Lulu; thence Easterly, along said waters, 2100 feet, more or less, to the centerline of said Lake Eloise-Lake Lulu canal; thence Southeasterly, along the centerline of said canal, 70 feet, more or less, to the said Point of Beginning.

PARCEL 2:

The South ½ of the Northeast ¼ lying North of W. Lake Eloise Drive LESS the following described parcel:

TRACT "B" of an unrecorded survey described as follows: Assuming the South line of the Southwest Quarter of the Northeast Quarter of Section 4, Township 29 South, Range 26 East, Polk County, Florida, to have a bearing of South 89°36'42" West, Begin at a point 1458.34 feet North and 2550.40 feet East of the Southwest corner of said Southwest Quarter of the Northeast Quarter of Section 4, said point being a railroad spike in the center of a concrete bridge over a canal connecting Lake Lulu and Lake Eloise, said Point of Beginning also lying on a curve concave Westerly, having a radius of 309.840 feet, a central angle of 58°20'06", a chord-bearing of South 38°07'34" West, and a chord-length of 302.01 feet; thence Southwesterly, along said curve and centerline of West Lake Eloise Drive, an arc-length of 315.46 feet to the P.T. of said curve, said P.T. being an iron rod; thence along said centerline of West Lake Eloise Drive the

following five calls: South 67°17'38" West, 548.27 feet to an iron rod; thence South 66°56'16" West, 551.35 feet to an iron rod marking the point of curve, said curve concave Southerly, having a radius of 1136.077 feet, a central angle of 10°11'24", a chord-bearing of South 61°50'34" West, and a chord-length of 201.78 feet; thence Southwesterly, along said curve, an arc-length of 202.05 feet to the P.T. of said curve, said P.T. being an iron rod; thence South 56°44'52" West, 648.50 feet to an iron rod marking the point of curve, said curve concave Northerly, having a radius of 1445.769 feet, a central angle of 5°28'50", a chord bearing of South 59°29'17" West, and a chord-length of 138.24 feet; thence Southwesterly, along said curve, an arc-length of 138.29 feet to an iron rod marking the intersection with a non-tangent line; thence North 03°14'04" West, along said line, passing a concrete marker at 890.00 feet, a distance of 910 feet, more or less, to the waters of Lake Lulu; thence Easterly, along said waters, 2100 feet, more or less, to the centerline of said Lake Eloise-Lake Lulu canal; thence Southeasterly, along the centerline of said canal, 70 feet, more or less, to the said Point of Beginning.