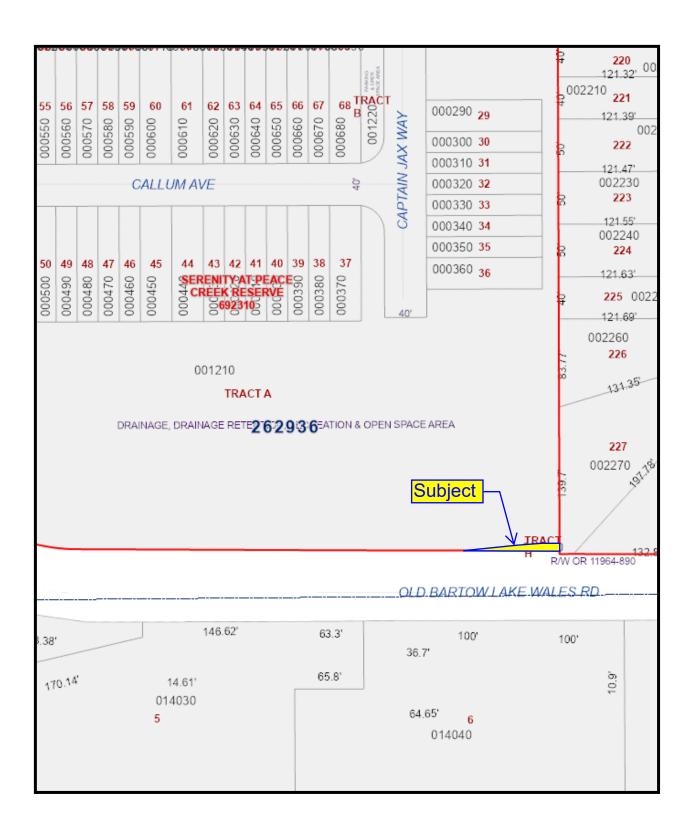




SECTION 36, TOWNSHIP 29 SOUTH, RANGE 26 EAST



Prepared By and Return to: Tula Michele Haff, Attorney at Law 135 North 6th Street, Second Floor Haines City, FL 33844-4247

Phone: 863-421-2626

Project Name: Old Bartow Lake Wales Road

R/W Serenity At Peace Creek Reserve

Parcel ID#: 26-29-36-692310-001280

QUIT CLAIM DEED

THIS INDENTURE, made this <u>IO</u> day of December, 2025, between 653TH, LLC, a Florida limited liability company, whose address is 4900 Dundee Rd., Winter Haven, FL 33884, 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:

TRACT H of SERENITY AT PEACE CREEK RESERVE, according to the plat thereof as recorded in Plat Book 217, Pages 43 and 44, 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, 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.

653TH, LLC,

a Florida limited liability company

By: CENTER STATE DEVELOPMENT 2, LLC, a Florida limited liability company, its Manager

Signed, Sealed and Delivered in the presence of (Signature of two witnesses required by Florida Law)

By: HRB LAND INVESTMENTS, LLC, a Florida limited liability company, its

manager

Harold R. Baxter, as Manager

Print Name: Coly Hatneyel
Address 4900 Prince Co

Print Name: Sean O Connor

Address 4900 Dudea Kd Winter Have to 33884

STATE OF FLORIDA)
) ss:
COUNTY OF POLK)

The foregoing instrument was acknowledged before me by means of X physical presence or □ online notarization on December <u>lo</u>, 2025, by Harold R. Baxter as Manager of HRB Land Investments, LLC, a Florida limited liability company, as Manager of Center State Development 2, LLC, a Florida limited liability company, as Manager of **653TH**, **LLC**, a Florida limited liability company, on behalf of the company, who is X personally known to me or □ produced for identification. (Check a box)

[NOTARIAL SEAL]

HALSEY REECE CARSON
Notary Public - State of Florida
Commission # HH 392526
My Comm. Expires Jul 22, 2027
Bonded through National Notary Assn.

Notary:

Print Name:__/

Notary Public, State of_

My commission expires: 7-21-1