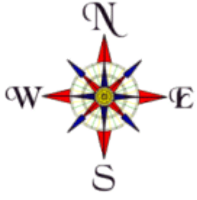
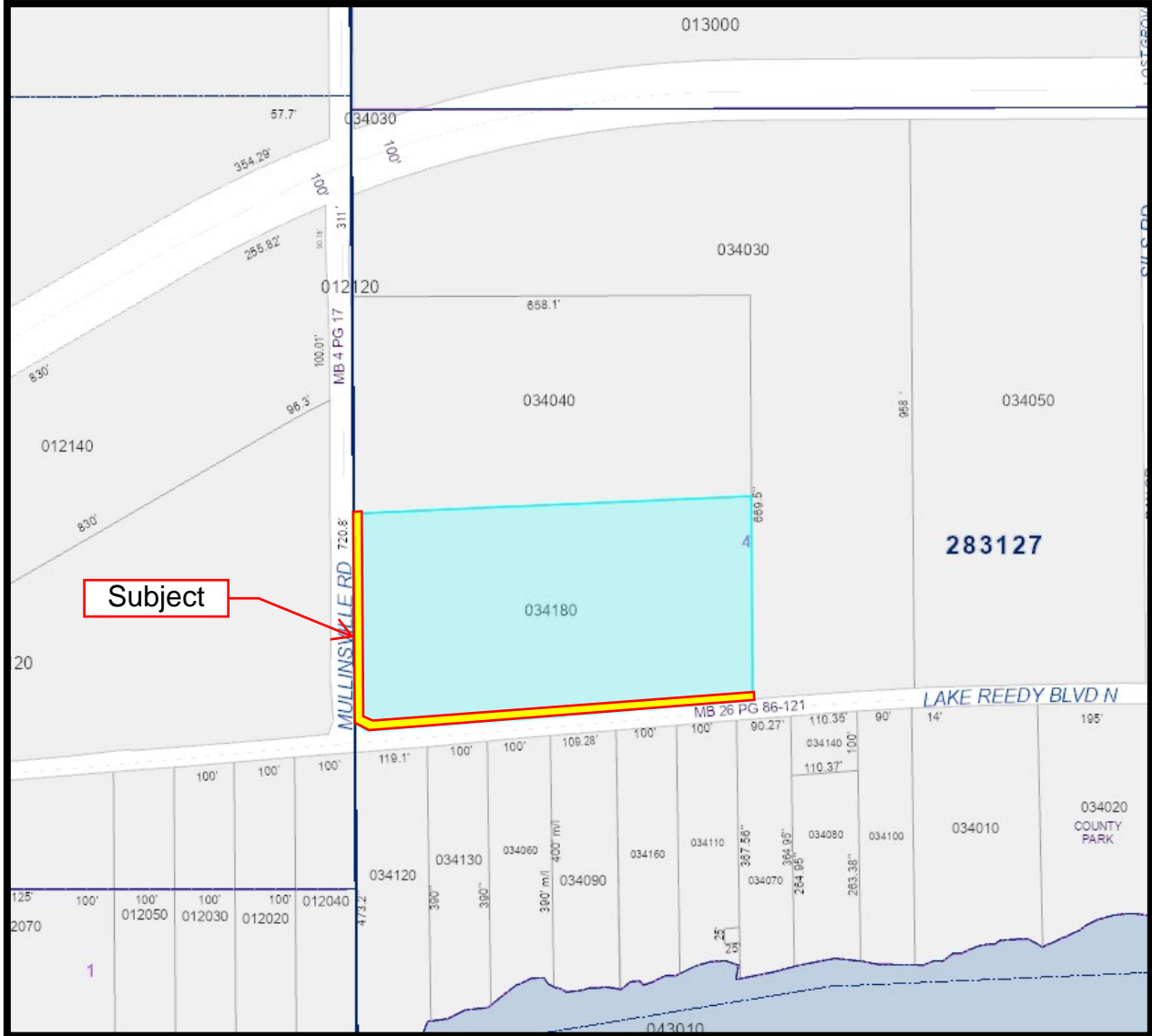




Section 27, Township 31 South, Range 28 East



SECTION 27, TOWNSHIP 31 SOUTH, RANGE 28 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 – Lake Reedy Blvd. N / Mullinsville Rd R/W

Parent Parcel ID No.: 283127-000000-034180

QUIT CLAIM DEED

THIS INDENTURE, made this 23rd day of March, 2026, between **HIGHER DEVELOPMENT, LLC**, a Florida limited liability company, whose address is 202 North 6th Avenue, Wauchula, Florida 33873, 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)

[Signature]
Witness #1
Leah Hall
Print Name
1751 State Road 64E, Wauchoula, FL 33873
Address

[Signature]
Witness #2
Kelli Patterson
Print Name
580 Airport Rd Wauchoula, FL 33873
Address

HIGHER DEVELOPMENT LLC, a
Florida limited liability company

By: [Signature]
Brandi N. Maldonado,
Managing Member

STATE OF FLORIDA

COUNTY OF Hardee

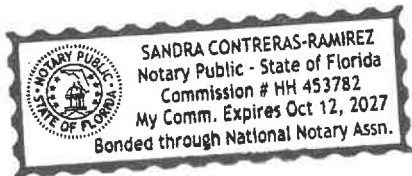
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of March, 2026, by Brandi N. Maldonado, as Managing Member of Higher Development, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)

[Signature]
Notary Public

Sandra Contreras-Ramirez
Printed Name of Notary

Oct 12, 2027
Commission Number and Expiration Date



DESCRIPTION:

COMMENCE FROM THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 27, TOWNSHIP 31 SOUTH, RANGE 28 EAST AND RUN THENCE ALONG THE WEST LINE THEREOF, S00°21'24"E A DISTANCE OF 668.36 FEET TO A 5/8 INCH IRON ROD WITH CAP LS7267 AND THE POINT OF BEGINNING; RUN THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 6977, PAGE 1960, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, N87°30'00"E A DISTANCE OF 21.91 FEET; THENCE S00°17'22"E A DISTANCE OF 309.39 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 94°29'04", A CHORD WHICH BEARS S47°31'54"E A CHORD DISTANCE OF 36.71 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 41.23 FEET; THENCE N85°13'34"E A DISTANCE OF 611.32 FEET; THENCE S00°20'22"E A DISTANCE OF 23.78 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKE REEDY BOULEVARD N, AS RECORDED IN MAP BOOK 26, PAGES 85 - 121, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID NORTH RIGHT OF WAY LINE, THE FOLLOWING TWO COURSES: (1) S85°17'43"W A DISTANCE 641.33 FEET; (2) N48°15'02"W A DISTANCE OF 24.90 FEET TO THE WEST LINE OF GOVERNMENT LOT 4; RUN THENCE ALONG SAID WEST LINE, N00°21'24"W A DISTANCE OF 342.15 FEET TO THE POINT OF BEGINNING.

1

NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND RAISED SEAL

Robert E Lazenby IV

Digitally signed by Robert E Lazenby IV
Date: 2026.03.18 11:48:40 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



BASEPOINT SURVEYING, INC.

MAILING: P.O. BOX 6437, BARTOW, FL 33831
OFFICE: 150 SOUTH WOODLAWN AVENUE, LAKELAND, FL 33807
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

LAKE REEDY ESTATES
Section 27, Township 31 S, Range 28 E

**SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 1 OF 2**

DRAWING: 1432DEDICATION

JOB #11432



NORTH
SCALE: 1" = 100'

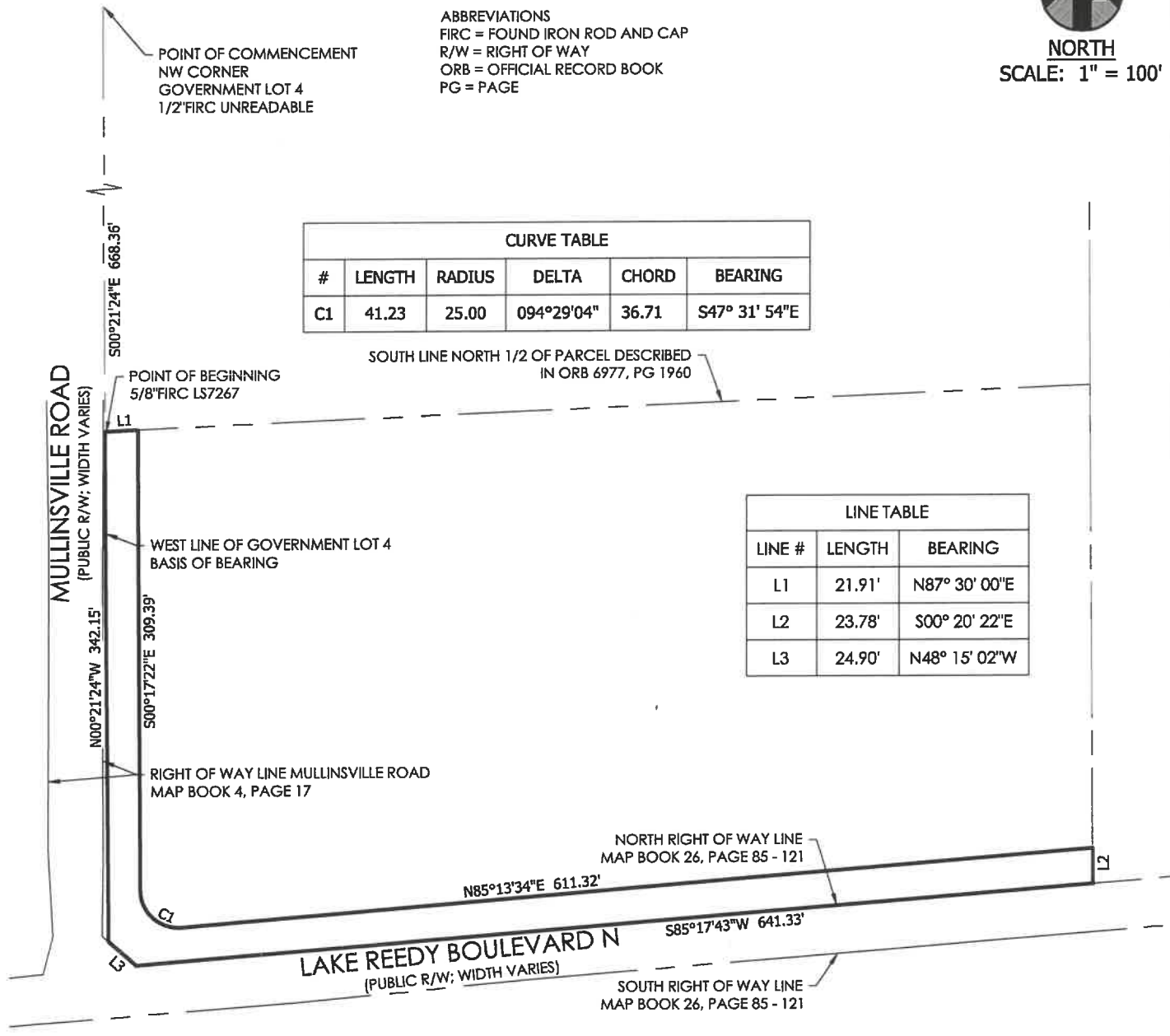
ABBREVIATIONS
FIRC = FOUND IRON ROD AND CAP
R/W = RIGHT OF WAY
ORB = OFFICIAL RECORD BOOK
PG = PAGE

POINT OF COMMENCEMENT
NW CORNER
GOVERNMENT LOT 4
1/2" FIRC UNREADABLE

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	41.23	25.00	094°29'04"	36.71	S47° 31' 54"E

SOUTH LINE NORTH 1/2 OF PARCEL DESCRIBED
IN ORB 6977, PG 1960

LINE TABLE		
LINE #	LENGTH	BEARING
L1	21.91'	N87° 30' 00"E
L2	23.78'	S00° 20' 22"E
L3	24.90'	N48° 15' 02"W



NOT VALID WITHOUT A DIGITAL
SIGNATURE OR A SIGNATURE AND
RAISED SEAL

Robert E Lazenby IV
Digitally signed by
Robert E Lazenby IV
Date: 2026.03.18
11:49:07 -04'00'



MAILING: P.O. BOX 6437, BARTOW, FL 33831
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LAKE REEDY ESTATES
Section 27, Township 31 S, Range 28 E

SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 2 OF 2

ROBERT E. LAZENBY, IV, P.S.M. # 6369

DRAWING: 1432DEDICATION

JOB #11432